



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष ५, अंक ३४] गुरुवार ते बुधवार, ऑक्टोबर ३-९, २०१९/आश्विन ११-१७, शके १९४१ [पृष्ठे ५३, किंमत : रुपये ८.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ—अमरावती विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिध्द करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ अमरावती विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १३४.

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २८ फेब्रुवारी २०१९.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्रमांक टिपीएस-२८१८-१०६५-प्र. क्र. ८६-आर.ई.पी-नवि-३०-२०१८.—

ज्याअर्थी, शासनाने विखलदरा अधिसूचित क्षेत्राकरीता ज्यामध्ये विखलदरा नगर परिषदेचे क्षेत्र आणि त्याच्या समीप असलेले चार गावे मौजे शहापुर, मौजे आलाडोह, मौजे लवादा आणि मौजे मोहटा या करीता अधिसूचना टिपीएस क्र. २८०६-१३-प्र.क्र.०९-२००६-नवि-३०, दि. ०९ जानेवारी, २००८ अन्वये शहरे व औद्योगिक विकास महामंडळ यांची (यापुढे “उक्त नियोजन प्राधिकरण” म्हणून संबोधलेले आहे) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ४० (१) अन्वये विशेष नियोजन प्राधिकरण म्हणून नियुक्ती करण्यात आली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २३(१) अन्वयेच्या तरतुदीनुसार सीडकोचे ठराव क्र. १०१३२, दि. १४ जुलै, २००९ अन्वये त्यांच्या कार्यक्षेत्राचा प्रारूप विकास योजना तयार करणेचा इरादा जाहीर केला असून महाराष्ट्र शासन राजपत्र, औरंगाबाद विभागीय पुरवणीत दि. ०५ नोव्हेंबर, २००९ मध्ये प्रकाशित झाली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये त्यांच्या कार्यक्षेत्रातील जमीन सर्वेक्षण करून, उक्त विकास योजना तयार करून सिडकोचे संचालक मंडळाने ठराव क्र. १०९९०, दि. ३० सप्टेंबर २०१३ अन्वये उक्त अधिनियमाच्या कलम २६ (१) अन्वये उक्त प्रारूप विकास योजनेवर आम जनतेकडून सूचना मागविणेसाठी हरकती/सूचना प्रसिध्द केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभाग, अमरावती भाग-१ पुरवणीमध्ये दि. ०३ ऑक्टोबर २०१३ रोजी प्रसिध्द झाली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३० मधील उप कलम १ मधील तरतुदी नुसार उक्त नियोजन प्राधिकरणाने उक्त प्रारूप विकास योजना पत्र क्र. ३६६/२०१५, दि. १३ फेब्रुवारी २०१५ रोजी शासनास मंजुरीस्तव सादर केली आहे.

आणि ज्याअर्थी, महाराष्ट्र शासनाने उक्त अधिनियमाच्या कलम ३१(१) मधील तरतुदी नुसार उक्त प्रारूप विकास योजनेस अधिसूचना क्र. टिपीएस-२८१५-प्र.क्र. २०५-२०१३-नवि-३०, दि. १० फेब्रुवारी २०१६ अन्वये भागशःमंजूरी दिलेली असून मंजूरीतून वगळण्यात आलेल्या ई.पी. १ ते ३, ई. पी. ५ ते ७ आणि ई. पी. ९ ते ८८ या सारभूत स्वरूपांच्या फेरबदलांना अधिसूचना क्र. टिपीएस-२६१८-४१०-प्र.क्र. ३६-२०१८-नवि-३०, — (यापुढे “उक्त सारभूत फेरबदल” असे संबोधलेले आहे) अन्वये मंजूरी दिलेली आहे ;

आणि ज्याअर्थी, प्राप्त झालेल्या हरकती/सूचना व उक्त अधिकारी यांचा अहवाल विचारात घेऊन व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर, सोबत जोडलेल्या “परिशिष्ट” मधील सारभूत फेरबदल ई. पी. ४, ई. पी. ८ व ई. पी. ५(बी)(१) नकाशावर गडद हिरव्या रंगाने अनुक्रमे आर. ई. पी.-१, आर. ई. पी.-२ व आर. ई. पी.-३ असे चिन्हांकीत केलेले असून (यापुढे “उक्त पुनःपुनर्प्रसिध्द ई. पी.” असे संबोधले आहे) ते पुनःपुनर्प्रसिध्द करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आणि त्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) मधील तसेच या अनुषंगीक शासनास असलेल्या शक्तीचा वापर करुन शासन खालीलप्रमाणे आदेश पारीत करीत आहे:-

(अ) सोबत जोडलेल्या परिशिष्ट मधील सारभूत फेरबदलाबाबत उक्त सूचना राजपत्रात प्रसिध्द झालेल्या दिनांकापासून ३० दिवसांच्या आत जनतेकडून सूचना/हरकती मागविण्यात येत आहेत.

(ब) सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती यांची उक्त अधिनियमाच्या कलम ३१(२) अन्वये उपरोक्त “अ” मध्ये नमूद सारभूत फेरबदलांवर जनतेच्या विहीत मुदतीत प्राप्त होणा-या हरकती/सूचनांबाबत सुनावणी देणेसाठी व त्याबाबतचा अहवाल शासनास पुढील कार्यवाहीसाठी सादर करणेसाठी नियुक्ती करण्यात येत आहे.

(२) सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती, निलगिरी, डॉ. अग्रवाल ईमारत, विजय कॉलोनी, कॉंग्रेस नगर रोड, अमरावती-४४४ ६०६ यांनी ही सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झालेल्या दिनांकापासून ३० दिवसांच्या विहीत कालमर्यादेत सोबतच्या परिशिष्ट मधील सारभूत फेरबदलानुषंगाने प्राप्त होणा-या हरकती/सूचना विचारात घ्याव्यात.

SCHEDULE

Substantial Modifications Republished by the Government in Development Plan, Chikhaldara (Notified Area), District Amravati

Sr. No.	E.P. No.	Survey No./ Gut No./ Location	Proposal as per Plan Published under Section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Proposal as per Plan submitted to State Government for sanction under Section 30 of the Maharashtra Regional and Town Planning Act 1966.	Modifications of Substantial Nature Proposed by the State Government under Section 31(I) of the Regional & Town Planning Act 1966 vide Notice dated 10 th February, 2016.	Modifications of Substantial Nature Republished by State Government under Section 31(I) of the Regional & Town Planning Act, 1966.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	EP-4 (New REP-1)	30 Shahapur	Animal Park Zone	Animal park is basically proposed within forest/ Govt. Land S.No. 30 is private and hence proposed to be omitted, Like other area as along Goal Marg towards valley side, Ecotourism zone is continued.	lands from S.No.30 (p), 31(p), 32(p) are proposed to be deleted from Animal Park Zone and included in Ecotourism Zone as shown on plan.	S.No. 30 & 30A out of S.No.30, 31 & 32 of mouje Shahapur is proposed to be deleted from Ecotourism Zone and land so released is proposed to be included in Public Semi-public Zone as shown on Plan. New 12 mt. wide approach road is proposed from 18 mt. wide Goal Marg to eastern boundary of S.No. 31 as shown on plan. Remaining land is included in Ecotourism Zone.

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
2	EP-8 (New REP-2)	Chikhal- dara	Resort Zone	Plot No. 35 adjacent to proposed garden is shown as reservation for Star Hotel, to be developed by SPA to improve Economic feasibility of the project.	Plot No. 35 is proposed to be shown as reservation No. 157 for “Star Hotel”, with CIDCO as Appropriate Authority, as shown on plan.	Reservation No. 157-Star Hotel is proposed to be deleted from Plot No. 35 and land so released is proposed to be included in public Semi-public Zone as shown on plan.
3	EP-5 (New REP-3)	Aladoh- Shahapur, Motha	45 m wide road	Alignment of 45m wide road is deleted from S.No. 52 Aladoh to S.No. 27 of Aladoh-to-alignment in shahapur to S.No.23 of village Motha and accordingly zoning is changed. Aladoh S.No.52 to Green, 54 to Residential, S.No. 26, 27, 30, 31, 32, 33, 34, 35, 23, 36, 3, 13 to Residential, Shahapur S.No. 71 to Buffer zone, S.No. 50, 45 to buffer zone, S.No. 35 Residential, S.No. 46, 47, 138, 132, 137, 133, 130, 127, 117, 118, 102, 114, 116 to Green zone. Motha S.No. 3, 23, 24 to Green Zone.	(B) Alignment and width of Goal Marg is proposed to be modified as below. (1) Width of Goal Marg is proposed to be reduced from 30m to 18m and the area so released is proposed to be included in adjoining zones as shown on plan.	(B) Alignment and width of Goal Marg is proposed to be modified as below. (1) Width of Goal Marg is proposed to be reduced from 30m to 18m and the area so released is proposed to be included in adjoining zones as shown on plan. The alignment of Goal Marg along with Railway Track at mouje Shahapur is proposed to be realigned as shown on plan and the land so released is proposed to be included in adjoining zones as shown on plan.

(३) सदर सूचना सोबतच्या परिशिष्टासह आणि नियोजित सारभूत बदल दर्शविणारा नकाशा जनतेच्या अवलोकनार्थ खालील कार्यालयात कार्यालयीन कामकाजाच्या वेळेत व दिवशी उपलब्ध करणेत येत आहे.

१. मुख्य प्रशासक (नविन शहरे), सिडको, नविन औरंगाबाद.
२. सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती.
३. सहाय्यक संचालक, नगर रचना, अमरावती शाखा, अमरावती.
४. मुख्याधिकारी, विखलदरा नगर परिषद, जि. अमरावती.

सदरची सूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in/ कायदे व नियम या संकेतस्थळावर उपलब्ध केलेली आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशाने व नावाने,

म. मो. पाटील,

अवर सचिव.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १३५.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 28th February 2019.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2818-1065-C.R.-86-R.E.P-UD-30-2018.—

Whereas, State Government *vide* its Notification No. TPS-2806-13-C.R.9-2006-UD-30, date 9th January, 2008 has appointed City and Industrial Development Corporation (hereinafter referred to as “the said SPA”) u/s 40(I) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) for the Chikhaldara Notified Area consisting of the area of Chikhaldara Municipal Council and the adjacent area in the periphery comprising of four villages *viz.* Mauza Shahapur, Mauza Aladoha, Mauza Lavada and Mauza Motha ;

And whereas, CIDCO *vide* its Resolution No. 10132 date 14th July, 2009 declared its intention u/s 23(I) of the said Act, to prepare the Draft Development Plan of Chikhaldara Notified Area and notice of such declaration was published in *Maharashtra Government Gazette*, Part 1-A, Aurangabad Division, Supplement dated 5th November, 2009.

And whereas, the said SPA after carrying out a survey of the entire land within its jurisdiction, as required u/s 25 of the said Act, prepared a draft development Plan and resolved to published the said plan *vide* Board of Directors of CIDCO’s Resolution No. 10990 date 30-9-2013 and published a notice u/s 26(I) of the said Act to the effect at Page No. 235 to 237 in *Official Gazette*, Part 1, Amravati Division, Supplement dated 3rd October, 2013, for inviting objections & suggestions in respect of the published Draft Development Plan ;

And whereas, in accordance with the provisions of sub-section (I) of Section 30 of the said Act, the said Planning Authority has submitted the said Development Plan to the Government for sanction *vide* letter No. 366/2015, dated 13th February, 2015 ;

And whereas, the Government of Maharashtra has sanctioned a part of the said Development Plan *vide* Notification No. TPS-2815-CR-205-13-UD-30, dated 10th February, 2016, while excluded substantial modifications *viz* EP No. 1 to 3, 5 to 7, 9 to 88, has sanctioned by the Government of Maharashtra *vide* Notification No. TPS-2618-410-C.R.36-2018-UD-30, date (hereinafter referred to as “said EP”) ;

And whereas, after taking into consideration the objections and suggestions received and the report of the said Officer and after making necessary enquiries and on consulting the Director of Town Planning, Maharashtra State, Pune, the State Government the Government is of opinion that, it is necessary to republish the substantial modifications *viz* EP-4, EP-8 & EP-5(B)(1) marked as REP-1, REP-2 & REP-3 respectively of the said Development Plan in Dark Green Colour verge (hereinafter referred to as “the said republished Excluded Part”) as specified in Schedule appended hereto, u/s 31(I) of the said Act ;

And whereas, these modifications being of a substantial nature are required to be republished under Section 31 of the said Act ;

Now, therefore, in exercise of the powers conferred by Section 31(I) of the said Act, and all the powers enabling it on that behalf, the Government of Maharashtra hereby :—

(A) Issues notice for inviting suggestions and/or objections from any person in respect of the proposed substantial modification as specified in the Schedule appended hereto, within the period of 30 days from the date of publication of this notice in the *Official Gazette*.

(B) Appoints Joint Director of Town Planning, Amravati Division, Amravati as an “Officer” under Section 31(2) of the said Act, to hear all the general Public filing suggestions and/of objections as stated in (1) above within stipulated period and to submit his report thereupon to the Government for further necessary action.

(2) Only the suggestions or Objections regarding said republished Excluded Part, mentioned in schedule the may be received by the Joint Director of Town Planning, Amravati Division, Amravati having his office at Nilgiri Dr. Agrawal Building, Vijay Colony, Congress Nagar Road, Amravati-444 606 within the stipulated period of 30 days from the date of publication of this notice in the *official Gazette* shall be considered.

SCHEDULE

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Chikhaldara (Notified Area), District Amravati**

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2	EP-8 (New REP-2)	Chikhaldara	Resort Zone	Plot No. 35 adjacent to proposed garden is shown as reservation for Star Hotel, to be developed by SPA to improve Economic feasibility of the project.	Plot No. 35 is proposed to be shown as reservation No. 157 for "Star Hotel", with CIDCO as Appropriate Authority, as shown on plan.	Reservation No. 157-Star Hotel is proposed to be deleted from Plot No. 35 and land so released is proposed to be included in public Semi-public Zone as shown on plan.
3	EP-5 (New REP-3)	Aladoh-Shahapur, Motha	45 m wide road	Alignment of 45m wide road is deleted from S.No. 52 Aladoh to S.No. 27 of Aladoh-to-alignment in shahapur to S.No.23 of village Motha and accordingly zoning is changed. Aladoh S.No.52 to Green, 54 to Residential, S.No. 26, 27, 30, 31, 32, 33, 34, 35, 23, 36, 3, 13 to Residential, Shahapur S.No. 71 to Buffer zone, S.No. 50, 45 to buffer zone, S.No. 35 Residential, S.No. 46, 47, 138, 132, 137, 133, 130, 127, 117, 118, 102, 114, 116 to Green zone. Motha S.No. 3, 23, 24 to Green Zone.	(B) Alignment and width of Goal Marg is proposed to be modified as below. (1) Width of Goal Marg is proposed to be reduced from 30m to 18m and the area so released is proposed to be included in adjoining zones as shown on plan.	(B) Alignment and width of Goal Marg is proposed to be modified as below. (1) Width of Goal Marg is proposed to be reduced from 30m to 18m and the area so released is proposed to be included in adjoining zones as shown on plan. The alignment of Goal Marg along with Railway Track at mouje Shahapur is proposed to be realigned as shown on plan and the land so released is proposed to be included in adjoining zones as shown on plan.

(3) Copy of the said notice along with Schedule and the plan showing the aforesaid republished Excluded Part, shall be available for inspection to general public at following office during Office hours on all working days.

- (i) Chief Administrator (New Towns) CIDCO, New Aurangabad.
- (ii) Joint Director of Town Planning, Amravati Division, Amravati.
- (iii) Assistant Director of Town Planning, Amravati Branch, Amravati.
- (iv) Chief Officer, Chikhaldara Municipal Council, District Amravati.

This notice shall be published on Government website www.maharashtra.gov.in. (Acts & Rule).

By order and in the name of Governor of Maharashtra,

M. M. PATIL,
Under Secretary.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १३६.

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २८ फेब्रुवारी २०१९.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्रमांक टीपीएस-२८१८-१०६५-प्र. क्र. ८६-नवि-३०-२०१८.—

ज्याअर्थी, शासनाने चिखलदरा अधिसूचित क्षेत्राकरीता ज्यामध्ये चिखलदरा नगर परिषदाचे क्षेत्र आणि त्यांच्या परीघाच्या समीप असलेले चार गावे मौजे शहापूर, मौजे आलाडोह, मौजे लवादा आणि मौजे मोहटा या करीता अधिसूचना टीपीएस क्र. २८०६-१३-प्र.क्र.०९-२००६-नवि-३०, दिनांक ९ जानेवारी, २००८ अन्वये शहरे व औद्योगिक विकास महामंडळ (यापुढे “उक्त नियोजन प्राधिकरण” असे संबोधलेले आहे) यांची महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (यापुढे “उक्त अधिनियम” असे संबोधलेले आहे) चे कलम ४० (१) अन्वये विशेष नियोजन प्राधिकरण म्हणून नियुक्ती करण्यात आली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २३(१) अन्वयेच्या तरतूदी नुसार सिडकोचे ठराव क्र. १०१३२, दिनांक १४ जुलै, २००९ अन्वये त्यांच्या कार्यक्षेत्राची प्रारूप विकास योजना तयार करणेचा इरादा जाहीर केला असून महाराष्ट्र शासन राजपत्र, औरंगाबाद विभागीय पुरवणीत दिनांक ०५ नोव्हेंबर, २००९ मध्ये प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये त्यांच्या कार्यक्षेत्रातील जमीन सर्वेक्षण करून, उक्त विकास योजना तयार करून सिडकोचे संचालक मंडळाने ठराव क्र. १०९९०, दिनांक ३० सप्टेंबर, २०१३ अन्वये उक्त अधिनियमाच्या कलम २६ (१) अन्वये उक्त प्रारूप विकास योजनेवर आम जनतेकडून सूचना/हरकती मागविणेसाठी सूचना प्रसिद्ध केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभाग, अमरावती भाग-१ पुरवणीमध्ये दिनांक ०३ ऑक्टोबर २०१३ रोजी प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३० मधील उप-कलम १ मधील तरतूदी नुसार उक्त नियोजन प्राधिकरणाने उक्त प्रारूप विकास योजना पत्र क्र. ३६६/२०१५, दिनांक १३ फेब्रुवारी, २०१५ रोजी शासनास मंजुरीस्तव सादर केली आहे.

आणि ज्याअर्थी, महाराष्ट्र शासनाने उक्त अधिनियमाच्या कलम ३१(१) मधील तरतूदी नुसार उक्त प्रारूप विकास योजनेस अधिसूचना क्रमांक टीपीएस-२८१५-प्र.क्र. २०५-२०१३-नवि-३०, दिनांक १० फेब्रुवारी, २०१६ अन्वये भागशः मंजूरी दिलेली असून मंजूरीतून वगळण्यात आलेल्या ई.पी. १ ते ई. पी. ८८ या सारभूत स्वरूपाच्या फेरबदलाची सूचना क्रमांक टीपीएस-२८१५-प्र.क्र. २०५ (ब)-२०१३-नवि-३०, दिनांक १० फेब्रुवारी,

२०१६ (यापुढे “उक्त सारभूत फेरबदल ” असे संबोधलेले आहे) आम जनतेकडून सूचना/हरकती मागविणेसाठी दिनांक २७ ऑक्टोबर ते २ नोव्हेंबर, २०१६ रोजीच्या महाराष्ट्र शासन राजपत्र, भाग एक-अ, अमरावती विभागीय पुरवणी, पृ. क्र. २३५ ते २३७ वर प्रसिद्ध झाली आहे आणि त्याद्वारे सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती यांची सूचना/हरकतीवर सुनावणी देवून त्याबाबतचा अहवाल शासनास सादर करणेसाठी नियुक्ती करण्यात आली आहे (यापुढे “उक्त अधिकारी ” असे संबोधलेले आहे)

आणि ज्याअर्थी, शासनाने उक्त सारभूत स्वरूपाच्या फेरबदलाच्या सूचनेबाबत शुद्धीपत्रक क्रमांक टीपीएस-२८१५-प्र.क्र. २०५(ब)-२०१५-नवि-३०, दिनांक ०८ सप्टेंबर, २०१७ अन्वये दिनांक २८ सप्टेंबर ते ४ ऑक्टोबर, २०१७ रोजीच्या महाराष्ट्र शासन राजपत्र, भाग एक-अ, अमरावती विभागीय पुरवणी, पृ.क्र. ६ ते ७ वर प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त अधिकारी यांनी उक्त ई.पी.-१ ते ई. पी.-८८ संदर्भात आम जनतेकडून प्राप्त हरकती/सूचनांवर सुनावणी देऊन त्यांचा अहवाल शासनास पत्र क्रमांक २५७, दिनांक ०१ मार्च, २०१८ रोजीच्या पत्रान्वये सादर केलेला आहे ;

त्याअर्थी, आता, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांच्याशी सल्लामसलत केल्यानंतर आणि उक्त अधिनियमाच्या कलम ३१(१) मधील व इतर अनुषंगीक शासनास असलेल्या शक्तीचा वापर करून शासन सोबत जोडलेल्या परिशिष्ट मधील चिखलदरा अधिसूचित क्षेत्राच्या विकास योजनेच्या मंजूरीतून वगळलेल्या ई. पी. १ ते ३, ई. पी. ५ ते ७ आणि ई. पी. ९ ते ८८ या सारभूत स्वरूपांच्या फेरबदलांना, ई. पी. ४, ई. पी. ८ व ई. पी. ५(बी)(१) हे ई. पी. वगळता (यापुढे “उक्त पुनःपुनःप्रसिद्ध ई. पी.” असे संबोधलेले आहे) मंजूरी देत आहे. उक्त पुनःपुनःप्रसिद्ध ई. पी. वेगळ्या सूचने अन्वये पुनःप्रसिद्ध करण्यात येत आहेत ;

चिखलदरा अधिसूचित क्षेत्राच्या विकास योजनेच्या मंजूरीतून वगळलेल्या ई. पी. १ ते ३, ई. पी. ५ ते ७ आणि ई. पी. ९ ते ८८ हे सारभूत स्वरूपाचे फेरबदल सदर अधिसूचना शासन राजपत्रात प्रसिद्धी नंतर एक महिन्यांनंतर अंमलात येतील असे निश्चित करित आहे.

उक्त नमूद केलेल्या चिखलदरा अधिसूचित क्षेत्राच्या विकास योजनेच्या मंजूरीतून वगळलेल्या ई.पी. १ ते ३, ई. पी. ५ ते ७ आणि ई. पी. ९ ते ८८ हे सारभूत स्वरूपाचे फेरबदल शासनाने मंजूर केले असून जनतेच्या अवलोकनार्थ कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेत मुख्याधिकारी, चिखलदरा नगर परिषदेच्या कार्यालयात एक वर्षापर्यंत उपलब्ध करणेत येत आहे.

SCHEDULE

Schedule of substantial Modifications sanctioned by Government u/s 31(1) Development Plan of Chikhaldara (Notified Area), Dist. Amravati

Sr. No.	E.P. No.	Survey No./ Gut No./ Location	Proposal as Plan Published under Section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Proposal as per Plan submitted to State Governments for sanction under Section 30 of the Maharashtra Regional and Town Planning Act 1966.	Modifications of Substantial Nature Proposed by the State Government under Section 31(I) of the Maharashtra Regional & Town Planning Act 1966.	Sanctioned Modifications of Substantial Nature of the State Government under Section 31 of the Regional & Town Planning Act 1966
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	EP-1	220(p), 132(p) Motha	21 m., Wide Road, PU User, R.No. 35-Degree College	21 mt. wide road is realigned along gut boundary, PU is added to other Gut No. 225 (p), 232(p) and Degree College is deleted from Gut No. 132(p) as for 'Sipna' College Gut No.8(p), 17(p) and 59(p) of Aladoh are partially modified from residential to public Semi-public Zone.	(A) 21 mtr. wide road is Proposed to be realigned along gut boundary as shown on plan. (B) Area of Gut No. 223(part), 225(part) and 232(part) are proposed to be added in Public Utility Zone (PU). (c) R.No. 35 Degree College is proposed to be deleted and land so released is proposed to be included in Residential Zone, as shown on plan.	Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
					(D) Land bearing Gut No. 8(p), 17(p) and 7(p) of Village Aladoh is proposed to be included in PSP zone for Sipna College as shown on plan.	
2.	EP-2	98 Shahapur	Water body	Residential zone is deleted and converted into Green Zone in continuation	Residential zone and water body situated between Buffer zone along Goal Marg and Proposed 18mt. wide road in S.No. 98 of village Shahapur is proposed to be deleted and land so release is proposed to be included in Green zone in continuation, as shown on plan.	Sanctioned as proposed u/s 31(1)
3.	EP-3	132(p) Shahapur	R.No. 68 Secondary School, R.No.69 Play Ground	Since the residential area ends at this survey No. both reservations are shifted to 30 m wide goal marg within the same survey number.	R.No. 68 Secondary school and R.No. 69 Play Ground and proposed to be shifted to the goal marg within the same survey number and area so released is proposed to be included in green zone, as shown on plan.	Sanctioned as Peoposed u/s 31(1)
4.	EP-5	Aladoh, Shahapur Motha	45m wide road	Alignment of 45m wide road is deleted from S.No. 52 Aladoh to S.No. 27 of Aladoh-to-alignment in Shahapur to S.No. 23 of village Motha and accordingly zoning is changed. Aladoh S.No.52 to Green, 54 to Residential S.No. 26, 27, 30, 31, 32, 33, 34, 35, 23, 36, 3, 13, to Residential, Shahapur S.No. 71 to Buffer zone, S.No. 50, 45 to buffer zone, S.No.35 Residential, S.No. 46, 47, 138, 132, 137, 133, 130, 127, 117, 118, 102, 114, 116 to Green zone, Motha S.No.3, 23, 24 to Green Zone.	(A) Alignment and width of 45mt. wide DP road is proposed to be modified as below. (1) Road width is proposed to be reduce from 45mt. to 18mt. and the area so released is included in adjoining zones as shown on plan. (2) Alignment of the said road between Gut No. 27(p) to 52(p) of village Aladoh is proposed to be shifted towards south with 18mt. width and the area so released is proposed to be included in adjoining zone as shown on plan. (3) Width of existing road between S.No. 20(p) and 27(p) of village Aladoh is proposed to be widened to 18mt. as shown on plan. (4) Alignment of 45mt. wide road is deleted form S.No. 27(p) of Village Aladoh to S.No. 23(p) of village Aladoh and land so released is proposed to be included in adjoining zones as shown on plan. (5) Width of existing road between S.No. 20 to S.No. 23 of village Aladoh is proposed to be widened to 18mt. as shown on plan.	Sanctioned as Peoposed u/s 31(1)
					(5) Width of existing road between S.No. 20 to S.No. 23 of village Aladoh is widened to 30m as per EP-34 as shown on plan.	

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
					(6) 18mt. wide road is proposed between S. No. 52 of Village Aladoh to S. No. 66 of Village Motha with width as 18 mt. as shown on plan.	Sanctioned as proposed u/s 31(1)
					(B) Alignment and width of Goal Marg is proposed to be modified as below.	
					(2) Alignment of Goal Marg is modified between S. No. 43(p) to 52(p) of Village Aladoh and land so released is proposed to be included in adjoining zones as shown on plan.	
					(3) Alignment of Goal Marg from Gut No. 52(p) of Village Aladoh to S. No. 66 (p) of Village Motha is deleted and land so released is proposed to be included in adjoining zones as shown on plan.	
					(4) Alignment of Goal Marg in S. No. 66(p) of Village motha is modified with its width 18m as shown on plan.	
5	EP 6	18(p), 19(p), 18m wide road. 53(p), 54(p) Lavada	18m wide road realigned along Gut boundary wherever possible.		Alignment of 18mt. wide road is proposed to be shifted along Gut boundary and land so released is proposed to be included in adjoin zone as shown on plan.	Sanctioned as proposed u/s 31(1)
6	EP 7	Chikhal-dara	Green Zone	The said area is sandwiched between two hostel users and hence suitable for expansion of hostel. Accordingly it is shown in Residential Zone from green zone to permits hostel expansion.	Land to the west of existing hostel is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed u/s 31(1)
7	EP 9	Chikhal-dara	R. No. 142 Smashan Bhumi	Reservation is shifted to Sheet No. 1, Plot No. 11 & area under earlier reservation converted to public utility.	Reservation No. 142 is proposed to be shifted to Sheet No. 1, Plot No. 11 and the area under earlier Reservation is proposed to be re-designated as Public Utility Zone as shown on plan.	Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
8	EP 10	Chikhal-dara	18m wide road	Road width is increased from 18m to 24m. Road width from hotel Harshwardhan to exit point from notified area at Church, Mariyampur.	Road width is proposed to be increased from 18m to 24m for the road from hotel Harshwardhan to exit point of notified area <i>i.e.</i> upto Church, Mariyampur as shown on plan.	Sanctioned as proposed u/s 31(1)
9	EP 11	57(p), 58(p), 18m wide road Lavada		The hotel Resort Zone is deleted therefore in this area so 18m wide road is deleted and converted into Green Zone.	18 Mtr. wide road from S. No. 57(p) is proposed to be deleted and land so released is proposed to be included in Green Zone. Also 18 Mtr. wide Road from S. No. 58(p) is proposed to be deleted and land so released is proposed to be included in Hotel Resort Zone, as shown on plan.	Sanctioned as proposed u/s 31(1)
10	EP 12	52(p), 53(p), Hotel resort 54(p), 55(p), Zone. 63 (p) Lavada		Reduction of Hotel resort Zone and converted into Green Zone.	Hotel/Resort Zone as proposed in the Draft Development Plan published u/s 26 of the MRTTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for development of this land shall be CIDCO/Land owner. However if the development is to be carried out by the land owner then it shall be subject to payment of premium/Infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	Sanctioned as proposed u/s 31(1).
11	EP 13	58(p), 59(p), Agro Tourism 62(p) Lavada		To maintain the continuity of one pocket of Hotel Resort Zone, Agro Tourism Zone converted into Hotel Resort Zone.	Land bearing S. No. 58(p), 59(p), 62(p) situated to the south-west of Hotel Resort Zone is proposed to be included in Hotel Resort Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
12	EP 14	Village Lavada, Motha, Shahapur	Different Zones	50m wide Buffer Zone strip is proposed along 30m wide Goal Marg.	50m wide (Avg. width) Buffer Zone strip is proposed to be shown along Goal Marg at different stretched as shown on plan.	Sanctioned as proposed u/s 31(1).
13	EP 15	23(p), 62(p), Agro Tourism Lavada		To maintain the continuity of Eco Tourism Zone, Agro Tourism Zone is converted in Eco Tourism Zone.	Land bearing S. No. 23(p), 62(p) of Village Lavada, Agro Tourism Zone is proposed to be deleted and land so released is proposed to be included in Eco Tourism to maintain continuity of said Zone.	Sanctioned as proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
14	EP 16	38(p) Lavada	R. No. 93, PSTP	N.A. permission is granted prior to appointment of CIDCO therefore this reservation is deleted and area under this Reservation is converted into Residential Zone, R. N. 93 is shifted to S. No. 38, 7, 39A.	R.N. 93 PSTP is proposed to be shifted to S. No. 38(p) & 39A(p) and land so released is proposed to be included in Residential Zone, as shown on plan.	Sanctioned as proposed u/s 31(1)
15	EP 17	38(p) Lavada	R. No. 92, Comm. Centre.	N.A. permission is granted prior to appointment of CIDCO therefore this reservation is deleted and area under this reservation is converted into Residential Zone.	Reservation No. 92 is proposed to be deleted and area so released is proposed to be included in Residential Zone, as shown on plan.	Sanctioned as proposed u/s 31(1).
16	EP 18	36(p), 37(p), 38(p). Lavada	Spiritual Institute Zone.	N. A. permission is granted prior to appointment of CIDCO therefore spiritual Institution Zone is deleted and area under this Zone is converted into Residential Zone.	Spiritual Institution Zone is proposed to be deleted and area so released is proposed to be included in Residential Zone, as shown on plan.	Sanctioned as proposed u/s 31(1).
17	EP 19	51(p), 52(p), 18m wide road 23(p), 37(p), 38(p) Lavada		The 18m wide road from goathan and from PS to pocket of Hotel Resort will tackle the requirement of this area hence the link between these two is deleted and area under this road is converted into adjacent Zone from which the road was run.	The 18m wide road passing through S. No. 37(p), 38(p), 23(p), 51/A(P) and 52(p) (till Hotel Resort Zone) is proposed to be deleted and the land so released is proposed to be included in Adjacent Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
18	EP 20	Lavada, Shahapur, Motha Aladoh.	Spiritual Institute Zone, Residential School Zone.	To create more flexibility in terms of locational development the areas of Spiritual Institute, Health Village, Residential School previously earmarked separately are converted in to Single Zone wherein all these three activities shall be permissible. Colours of these Zones are converted into colour of Health Village Zone.	The areas of Spiritual Institute, Health Village and Residential School are proposed to be merged into Public Semi-public Zone, as shown on plan wherein all these three activities shall be permissible. Further Public-Semi-Public Zone 1 & 2 are proposed to be merged together as Public-Semi-Public Zone with permissible FSI as 0.5.	Sanctioned as proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
19	EP 21	8(p), 9(p), Lavada	R. No. 86 Commercial Centre	N. A. permission is granted prior to appointment of CIDCO therefore this Reservation is deleted and area under this Zone is converted into Residential Zone. R. No. 86 is shifted to S. No. 1 due to which area of Hospital is reduced.	Reservation No. 86 Commercial Centre along with parking is proposed to be shifted to S. No. 1(p) and area so released is proposed to be included in Residential Zone, as shown on plan.	Sanctioned as proposed u/s 31(1).
20	EP 22	29(p), 43(p) Aladoh	Hotel Resort Zone	Hotel Resort Zone is converted into Buffer Zone around water body.	Hotel Resort Zone around water body is proposed to be Converted into Buffer Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
21	EP 23	56(p), 57(p), 58(p), 43(p), 44(p), 45(p), 54(p) Aladoh	Hotel Resort Zone.	Hotel Resort Zone is converted into Buffer Zone.	Land bearing S. No. 54(p), 56(p), 57(p), 58(p), 43(p), 44(p), 45(p) of Village Aladoh is proposed to be deleted from Hotel Resort Zone and the land so released except S. No. 58(p), is proposed to be included in Buffer Zone and the land so released from Gut No. 58(p) is proposed to be included in Ecotourism Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
22	EP 24	22(p) Aladoh	Ecotourism Zone.	N. A. permission is granted prior to appointment of CIDCO therefore this Zone is converted into Residential Zone.	Land bearing S. No. 22(p) is proposed to be deleted from Ecotourism Zone and the land so released is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
23	EP 25	53(p) Aladoh	Hotel Resort Zone.	Hotel/Resort Zone is converted into Residential Zone. It ranges within 500m from gaathan.	Land Bearing S. No. 26(p), 27(p), 28(p), 30(p), 53(p), 54(p), 55(p), 56(p), 44(p), 45(p) from Village Aladoh is proposed to be deleted from Hotel Resort Zone and the land so released is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
24	EP 26	68(p), 254(p), 255(p), 263(p), 274(p), Motha	Hotel Resort Zone.	Hotel/Resort Zone is converted into Green Zone.	Hotel Resort Zone as proposed in the Draft Development Plan Published u/s 26 of the MRTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for development of this land shall be CIDCO/Land owner. However,	Sanctioned as proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
					if the development is to be carried out by the land owner then it shall be subject to payment of premium/ Infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	
25	EP 27	289(p), 291(p), 292(p), 293(p), 294(p), 295(p) Motha	Hotel Resort Zone.	Hotel Resort Zone is converted into Buffer Zone.	Hotel Resort Zone as proposed in the Draft Development plan published u/s 26 of the MRTTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for development of this land shall be CIDCO/Land owner. However, if the development is to be carried out by the land owner then it shall be subject to payment of premium/Infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	Sanctioned as proposed u/s 31(1).
26	EP 28	260(p), 261(p), 262A(p) Motha	Hotel Resort Zone	Hotel Resort Zone is converted into Buffer Zone.	Hotel Resort Zone as proposed in the Draft Development Plan published u/s 26 of the MRTTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for development of this land shall be CIDCO/Land owner. However, if the development is to be carried out by the land owner then it shall be subject to payment of premium/Infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	Sanctioned as proposed u/s 31(1).
27	EP 29	288(p), 288A(p), 289(p), 291(p), 292(p), 293(p), 294(p), 295(p) Motha	Hotel Resort Zone.	Hotel Resort Zone is converted into Green Zone.	Hotel Resort Zone as proposed in the Draft Development Plan published u/s 26 of the MRTTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for development of this land shall be CIDCO/Land owner. However if the development is to be carried out by the land owner then it shall be subject to payment of premium/Infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	Sanctioned as proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
28	EP 30	219(p), 217(p) Motha	Hotel Resort Zone.	Hotel Resort Zone is converted into Buffer Zone.	The part area of Gut No. 219(p), 217(p) of Hotel Resort Zone is proposed to be deleted and land so released is proposed to be included in partly Buffer and partly in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
29	EP 31	21(p)9, 217(p), 216(p) Motha	R.No. 8- Hospital, R.No. 10- Comm. Centre	R.No.10 Comm. Centre is shifted to R.No. 8 Hospital and land under R.No.10 is converted into Green zone. R.No.8 Hospital is deleted.	R.No. 8 Hospital is proposed to be redesignated as Commercial centre as R.No. 10 The Original R.No. 10 Comm. Centre is proposed to be deleted and land so released is proposed to be included in Residential Zone, as shown on plan.	Sanctioned as proposed u/s 31(1)
30	EP 32	Entire Notified area	Raliway Track	Raliway Track is proposed to be deleted.	for tourism attraction Railway track is proposed to be retained within proposed 18mtr. wide Goal Marg Road as shown on plan.	Sanctioned as proposed u/s 31(1)
31	EP 33	216(p) Motha	Tourist Facility Centre R. No. 02	Additional name as Tourist Guest House/ Economy lodges is added.	“Reservatioin No. 02 Tourist Facility Centre” is proposed to be deleted and land so released is proposed to be included in Hotel Resort zone as shown on plan.	Sanctioned as proposed u/s 31(1)
32	EP 34	from village Motha, Aladoh, Chikaldara MC, Shahapur	18m wide MSH- No. 305	Since it is a MSH width of road is increased from 18m to 30m.	Width of Sh. No. 305 proposed to be increased from 18 M to 30 M as shown on plan.	Sanctioned as proposed u/s 31(1)
33	EP 35	216 (p), 217(p), 214(p), 215(p) Motha	Boundary of Action area 01	Action area boundary is reduced and restricted to S.No. 215, 214, 216.	R.No. 02 Tourist Facility Centre is proposed to be deleted and Railway Station reservation is proposed to be retained, there- fore the Action area boundary is proposed to be changed as shown on plan.	Sanctione as proposed u/s 31(1)
34	EP 36	213 (p) Motha	Hotel resort zone, Residential Zone.	Hotel resort and Residential zone is converted into Green zone. It ranges beyond 500 m from gaothan.	The lands falling Hotel resort Zone and Residential zone are proposed to be deleted and land so released is proposed to be included in Green Zone, as shown on plan.	Sanction as proposed u/s 31(1)
35	EP 37	211 (p) Motha	Hotel/Resort zone.	Hotel/ resort zone is converted into Green zone. It ranges beyond 500m from gaothan.	Hotel/ Resort Zone is proposed to be deleted and land so released is proposed to be included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
36	EP 38	181 (p) Motha	R.No. 32, PG R.No. 25- ESR/GSR R.No. 26 ESS	Reservation is shifted to S.No. 135 Motha and R. No. 25 ESR/GSR, R.No. 26 shifted in place of PG whereas rest of the area under PG is converted into Green zone.	(1) Reservation No. 32 PG is proposed to be shifted in S.No. 135(p) of village Motha as shown on plan. (2) R.No. 25 ESR/GSR and R.No. 26 ESS are proposed to be shown at the original location (part) of R.No. 32, PG i.e. in S.No. 181(p) as shown on plan. (3) The remaining land under original R. No. 32-PG and the lands under R.No. 24-Commercial Centre, R.No. 25 ESR/GSR and R.No. 26 ESS are proposed to be included in Green zone, as shown on plan.	Sanctioned as proposed u/s 31(1)
37	EP 39	Land situated between, Goal Marg, and 18m wide proposed DP road i.e. starting from S.No.147(p) to 211 (p) of village Motha.	Hotel/ Resort zone	The Hotel resort zone sandwiched between Goal marg and 45m wide road (now it is modified as 30m wide road) is converted into Buffer zone.	Land situated between Goal Marg and 18m (modified road width from 45 m to 18 m) wide proposed DP road i.e. starting from S.No. 147(p) to S.No.211(p) of village Motha is proposed to be deleted from Hotel Resort Zone and included in Buffer zone as shown on plan.	Sanctioned as proposed u/s 31(1)
38	EP 40	192(p) Motha	Eco-tourism	R.No. 143 Helipad is newly proposed.	R.No. 150 Helipad is to be newly proposed as shown on plan.	Sanctioned as proposed u/s 31(1)
39	EP 41	174(p), 180(p), 181(p), 136(p), 182(p), 183(p), 184(p) Motha.	Residential zone	Residential zone is converted into Green zone.	Lands bearing S.No. 136(p), 174(p), 180(p), 181(p), 182(p), 183(p), 184(p) are proposed to be deleted from Residential zone and lands so released are proposed to be included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1)
40	EP 42	167(p), 176(p) Motha	R. No. 30 Comm. Centre, R. No. 31 ESS	Reservations are deleted and areas under these reservations are converted into Green Zone.	R. No. 30 Commercial Centre and R. No. 31 ESS are proposed to be deleted and area so released is proposed to be included in Hotel Resort Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
41	EP 43	167(p), 176(p) Motha	Hotel/ Resort zone	Hotel/ Resort zone is converted into green zone. It ranges beyond 500m from gaothan.	Hotel Resort/ Zone as proposed in the Draft Development Plan published u/s 26 of the MRTTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for	Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
					development of this land shall be CIDCO/Land owner. However, if the development is to be carried out by the land owner then it shall be subject to payment of premium/ Infrastructure Development Cost charges (IDC) as may be decided by the CIDCO.	
42	EP 44	35(p), 41(p), 42(p), 43(p), 45(p) Motha	R.No. 56 Comm. Centre, R.No.55 Community Centre, R.No. 54 Town Hall, R.No. 53 Library R.No. 52 Fire Station.	R.No. 56 Comm. centre shifted to S.No. 42 near rotary in place of earlier reservation No. 52, 53, 54, 55, R.No. 55 Community Centre shifted to S.No. 43 & 45, R.No. 54 Town Hall shifted to S.No. 43 & 42 R.No. 53 Library shifted to S.No. 43 & 45 R.No. 52 Fire Station shifted to S.No. 43 & 45 in place of Public semi-public zone.	The R.No. 52, 53, 54, 55, 56 are rearranged as proposed u/s 30 of the MRTP Act, 1966 as shown on plan and the land under original reservations are proposed to be shown in Commercial centre and Buffer Zone and Hotel Resort Zone as shown on plan.	Sanctioned as proposed u/s 31(1)
43	EP 45	1(p), 2(p), 3(p), 24(p), 25(p) Motha	Hotel/ Resort zone	Hotel/Resort zone is converted into green zone.	Hote Resort Zone as proposed in the Draft Development plan. published u/s 26 of the MRTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for development of this land shall be CIDCO/ Land owner. However if the development is to be carried out by the land owner then it shall be subject to payment of premium/ infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	Sanctioned as proposed u/s 31(1)
44	EP 46	Shahapur	Water front zone	Water front zone is converted into Green zone.	Water front zone is proposed to be deleted and land so released is included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1)
45	EP 47	105(p). 109(p) Shahapur	Residential zone	Residential zone is converted into Hotel/ Resort zone.	Land bearing S.No. 105(p) of Village Shahapur is proposed to be included partly in Hotel Resort zone & partly Green zone. S.No. 109(p) is proposed to be included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1)
46	EP 48	104 (p), 110 (p), 111(p), 112(p), 114(p), Shahapur	Residential Zone.	NA permission is granted prior to appointment of CIDCO hence Residential zone is converted public semi-public zone.	Land bearing S.No. 104(p), 110(p), 111(p), 112(p) of village Shahapur is proposed to be included in Public Semi Public Zone as shown on plan.	Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
47	EP 49	114(p), 116 (p), 148(p), 153 (p), 152 (p), 150 (p), 149 (p), 147 (p), 118 (p), 119 (p), 146 (p), 127 (p), 132 (p), 138 (p), 142 (p), 143 (p), 139 (p), 140 (p), 45 (p), 46 (p), 47 (p), 130 (p), 131 (p), 133 (p), 135 (p), 136 (p), 137 (p), 134 (p), Shahapur.	Hotel/ Resort zone	Hotel/ Resort zone is converted into Green zone.	Hotel Resort Zone as proposed in the Draft Development Plan published u/s 26 of the MRTTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authotiry for development of this land shall be CIDCO/Land owner, However, if the development is to carried out by the land owner then it shall be subject to payment of premium. / Infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	Sanctioned as proposed u/s 31(1)
48	EP 50	101 (p), 102(p) Shahapur	R. No. 62, Comm. Centre	Reservatioin is deleted and converted into Green Zone since the residential Zone in this area is deleted.	Reservation No. 62 Comm. Centre is proposed to be deleted and land so released is proposed to be included partly in Green Zone and partly in Buffer Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
49	EP 51	100(p), 119(p) Shahapur	R. No. 63 Dispensary R. No. 64 ESS	Reservations are deleted and shifted to S. No. 66, 88, 87 in the earlier Zone of Public Semi-public end the areas under deleted reservations are converted into Green Zone.	Reservations No. 63 Dispensary & R. No. 64 ESS are proposed to be shifted to S. No. 66, 88, 87 and the area so released is proposed to be included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
50	EP 52	126(p) Shahapur	R. No. 65 Comm. Centre, R. No. 66 ESR/GSR	Reservations are deleted since Residential area in this area is deleted.	Reservations No. 65 Comm. Centre, R. No. 66 ESR/GSR are proposed to be deleted and area so releaed is proposed to be included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
51	EP 53	114(p), 102(p), 101(p), 117(p), 100(p), 119(p), 97(p), 96(p), 126(p), 95(p), 123(p), 125(p), 127(p), 128(p), 124(p), 130(p), 132(p) Shahapur	Residential Zone	Residential area sandwich- ed between 45m wide road and goal marg is converted into Green Zone.	Residential area sandwiched between 45m wide (now pro- posed as 18 Mtr. wide) Road and goal marg (now proposed as 18 Mtr. wide) <i>i.e.</i> Land bearing S. No. 114(p), 102(p), 101(p), 117(p), 100(p), 119(p), 97(p), 96(p), 126(p), 95(p), 123(p), 125(p), 127(p), 128(p), 124(p), 130(p), 132(p) etc. are proposed to be deleted from Residential Zone and land so released is proposed to be included partly in Green Zone and partly in Buffer Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
52	EP 54	130(p) Shahapur	R. No. 67 Comm. Center	Reservations are deleted since Residential area in this area is deleted.	Reservation No. 67 Commercial centre is proposed to be deleted and area so released is proposed to be included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
53	EP 55	35(p) Shahapur	R. No. 70 Comm. Centre R. No. 71 ESS	Reservations are deleted since the road is deleted and both these reservations are shifted to S. No. 35, 36, 37, 42 of Village Shahapur.	Reservation No. 70 Comm. Centre, R. No. 71 ESS are proposed to be shifted to S. No. 35(p), 36(p), 37(p), 42(p) of Village Shahapur and land so released is proposed to be included in Green Zone as shown on plan.	Reservation No. 70 Comm. Centre, R. No. 71 ESS are proposed to be shifted to S. No. 35(p), 36(p), 37(p), 42(p), of Village Shahapur and land so released is proposed to be included in Residential Zone as shown on plan.
54	EP 56	3(p), 7(p) Aladoh	Hotel / Resort Zone	Hotel/Resort Zone is converted into Residential Zone since it falls within the range of 500m from Gaathan.	Land bearing S. No. 3(p), 7(p) is proposed to be deleted from Hotel Resort Zone and land so released is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
55	EP 57	1(p), 11(p), 10(p), 60(p) Aladoh	Hotel/Resort Zone	Hotel/Resort Zone is converted into Residential Zone since it fall within the range of 500m from Gaathan.	Land bearing S. No. 1(p), 10(p), 11(p), 60(p) are proposed to be deleted from Hotel Resort Zone and land so released is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
56	EP 58	86(p), 87(p), Shahapur	Public Semi- public and Adventure Tourism Zone	N. A. permission is granted prior to appointment of CIDCO hence the area under Public Semi-public and Adventure Tourism Zone is converted into Residential Zone. Also adjacent S. No. 86 is adjacent to Gaothan hence converted into Residential Zone.	Lands bearing Survey No. 86(p) and 87(p) are proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
57	EP 59	8(p), 9(p), 10(p), 14, 15, 12(p), 16(p) Shahapur	Hotel/Resort Zone	Hotel/Resort Zone is converted into Green Zone.	Hotel Resort Zone as proposed in the Draft Development Plan published u/s 26 of the MRTTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for development of this land shall be CIDCO /Land owner. However, if the development is to be carried out by the land owner then it shall be subject to payment of premium/Infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	Sanction as proposed u/s 31(1).
58	EP 60	89, 87(p) Shahapur	Hotel/Resort Zone and Adventure Tourism Zone	N.A. permission is granted prior to appointment of CODCO hence the area under Hotel/Resort Zone and Adventure Tourism Zone is converted into Residential Zone.	The area under Hotel Resort Zone and Adventure Tourism Zone of S. No. 89 & 87(p) is proposed to be included in Residential Zone as shown in plan.	Sanctioned as proposed u/s 31(1).
59	EP 61	80(p), 81(p), 83(p), 85(p), 92(p), 90(p), 87(p), 77(p), 79(p), 74(p) Shahapur	Adventure Tourism Zone	Adventure Tourism Zone is converted into Green Zone.	The Lands are proposed to be deleted from Adventure Tourism Zone and are proposed to be included in Green Zone as shown in plan.	Sanctioned as proposed u/s 31(1).
60	EP 62	65(p) Shahapur	Bus Stop	Bus Stop is newly added at Village Shahapur.	'R. No. 151-Bus Stop' is proposed to be newly added at S. No. 65(p) Village Shahapur, as shown on plan.	Sanctioned as proposed u/s 31(1).
61	EP 63	14(p), 15(p), Aladoh	Bus Stop	Public Semi-public area is deleted and converted into Bus Stop.	R. No. 152 Bus Stop is proposed to be newly added, at S. No. 14(p), 15(p) of Village Aladoh as shown on plan.	Sanctioned as Proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
62	EP 64	124(p), 125(p) Motha	Bus Stop	Bus Stop is newly added at Village Motha in place of Agriculture Zone.	R. No. 153 Bus Stop is proposed to be newly added at S. No. 124(p), 125(p) at Village Motha as shown on plan.	Sanctioned as proposed u/s 31(1).
63	EP 65	114(p) Shahapur	R. No. 60 Comm. Centre, R. No. 61 ESS	Reservations are deleted since the road is deleted and residential area is also deleted.	Reservations are proposed to be deleted and land so released is proposed to be included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
64	EP 66	52(p) Aladoh	Hotel/Resort Zone.	Hotel/Resort Zone is deleted and area is reserved as Boat Club R. No. 156 for booking of boat, restaurant, shops etc is newly proposed.	New R. No. 156- Boat Club is to be proposed at S. No. 52(p) of Village Aladoh subject to prior permission of the Competent Authority as shown on plan.	Sanctioned as proposed u/s 31(1).
65	EP 67	Chikhal-dara	Plantation Zone	Looking into the location the area under Plantation Zone is deleted and R. No. 154, 155 are newly proposed as commercial space. Space for hawkers etc near the Shakkar lake and Devi point.	New R. No. 154 & 155 are to be proposed a "Commercial Space for Hawkers", as shown on plan.	Sanctioned as proposed u/s 31(1).
66	EP 68	27(p), 23(p), Hotel Resort, 24(p), 3(p), Plantation, Motha Residential Zone. 107(p), 113(p), 114(p), 116(p), 147(p), 149(p), 129(p), 130(p), 131(p), 132(p), 133(p), 137(p), 138(p), 139(p), 45(p), 46(p), 47(p), 69(p), 70(p), 71(p) Shahapur 2(p), 10(p) Aladoh		An access road to water body is newly proposed as walk way for tourist. At S. No. 45, 50, 54, 71 S. No. 132, 133, 114, 113, 107 Shahapur and S. No. 3, 24 the new road is kept maintain at previous 45m wide road.	The walkways are proposed to be deleted and land so released is proposed to be included in Adjacent Zone as shown on plan.	Sanctioned as proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
67	EP 69	102(p), 148(p), 149(p), 150(p), 152(p) Shahapur	Hotel Resort, Residential Zone and Public Semi- public Zone.	An access road to water body is newly proposed as walk way for tourist.	The walkways are proposed to be deleted and lands so released are proposed to be included in Adjacent Zone as shown on Plan.	Sanctioned as proposed u/s 31(1).
68	EP 70	130(p), 131(p), 133(p), 135(p), 136(p) Shahapur	Hotel Resort, Residential Zone	An access road to water body is newly proposed as walk way for tourist.	The walkways are proposed to be deleted and lands so released are proposed to be included in Adjacent Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
69	EP 71	27(p), 43(p) Motha	Hotel Resort Zone	Hotel/Resort Zone is converted into newly proposed reservations as R. No. 158 Chikhaldara Club.	New R. No. 158-Chikhaldara Club is to be proposed at S. No. 27(p), 43(p) as shown on plan.	Sanctioned as proposed u/s 31(1).
70	EP 72	23(p), 24(p), 47(p), 3(p), 43(p) Motha	Hotel Resort Zone	An access road to water body is newly proposed as walk way for tourist.	The walkways are proposed to be deleted and land so released are proposed to be included in Adjacent Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
71	EP 73	231(p) Motha	Residential Zone	Residential Zone is converted in R. No. 159. Commercial Centre.	New R. No. 159, Commercial Centre is proposed in S. No. 231(p), of Village Motha as shown on plan.	Sanctioned as proposed u/s 31(1).
72	EP 74	Sh. 5, 3 Chikhaldara Municipal Council			New Reservation of "Botanical Garden" is proposed to be on Site No. 14 of earlier sanctioned DP of Chikhaldara with Municipal Council Chikhaldara as Appropriate Authority as shown on plan.	Sanctioned as proposed u/s 31(1).
73	EP 75	Hotel Resort Zone	Hotel Resort Zone	Hotel Resort Zone	The Appropriate Authority for development of Hotel Resort Zone shall be CIDCO or land owner. However, if the develop- ment is to be carried out by the land owner then it shall be subject to payment of premium/ Infrastructure Development Cost charges (IDC) as may be decided by the CIDCO.	Sanctioned as proposed u/s 31(1).

SCHEDULE

Schedule of Substantial Modifications in D.P. Report and Development Control Regulations Sanctioned by Government u/s 31(I) Development Plan of Chikhaldara (Notified Area), District Amravati

Sr. No.	E. P. No.	Proposal as per Plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966	Proposal as per Plan submitted to State Governments for sanction under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modification of Substantial Nature proposed by the State Government under Section 31(I) of the Regional & Town Planning Act, 1966	Sanctioned Modification of Substantial Nature of the State Government under Section 31 of the Regional & Town Planning Act, 1966
(1)	(2)	(3)	(4)	(5)	(6)
1	EP 76	Rule No. 95.2.1	Rule No. 95.2.1 X) is newly added :- No Water supply/Solid Waste/Wet Waste/Waste Water disposal system, shall be provided by CIDCO. Installation & maintenance of such infrastructure including water treatment plant, Sewage Treatment Plant/ Package Treatment Plant, etc. shall be the sole responsibility of owner/ developer at own cost. It shall be mandatory on part of owner of such properties to take due precautions for installation, maintenance of water supply and the entire sanitary system so that no damage whatsoever is caused to the environment of nuisance to in the neighbourhood. Entire cost towards the same shall be borne solely by the owner/ developer of such projects like hotel/ resort/ motel/ lodges & likewise. The waste disposal system mentioned herein shall be eco-friendly in nature & upto the satisfaction of Engineering Department of CIDCO. NOC from CIDCO shall be necessary for the same before putting the said services into operation.	A New Rule is proposed to be included as Rule No. 95.2.1x) is newly added:- No Water supply/ Solid Waste/Wet Waste/ Waste Water disposal system, Sewerage system, shall be provided by CIDCO. Installation & maintenance of such infrastructure including water treatment plant, Sewage Treatment Plant/ Package Treatment Plant/ Package Treatment Plant, etc. shall be the sole, responsibility of owner developer at own cost. It shall be mandatory on part of owner of such properties to take due precautions for installation, maintenance of water supply and the entire sanitary system so that no damage whatsoever is caused to the environment or nuisance in the neighbourhood. Entire cost towards the same shall be borne solely by the owner/developer of such projects like hotel/ resort/ motel/ lodges & likewise. The waste disposal system mentioned herein shall be eco-friendly in nature & upto the satisfaction of Engineering Department of CIDCO. NOC from CIDCO shall be necessary for the same before putting the said services into operation.	Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
2.	EP77	Rule No. 100.2	Rule No. 100.2 Note is newly added as:- Rule No. 100.2 Note Activities like windmills and solar farms fall under the category of Non-conventional Energy Resources; which also attracts tourists. Use of non-conventional energy is a national mission and promotion of tourism is the requirement of Chikhaldara. In view of the same, installation of windmills and solar farms shall be permissible in any zone subject to aproval of competent Government authority. Provided that the entire area effected and required (whichever is more) also, for such installations, the entire area required & affected shall have to be in the ownership & possession of the owner. NOC of CIDCO shall be mandatory prior to such installation.	A New Rule is proposed to be included as Rule No. 100.2 Note is newly added as:- Rule No. 100.2 Note Activities like windmills and solar farms fall under the category of Non-conventional Energy Resources; which also attracts tourist Use of non-conventional energy is a national mission and promotion of Tourism is the requirement of Chikhaldara. In view of the same, installation of windmills and solar farms shall be permissible in any zone subject to approval of competent Government authority. Provided that the entire area affected and required (whichever is more) also, for such insatllation the entire area required & affected shall have to be in the ownership & possession of the owner. NOC of CIDCO shall be mandatory prior to such installation.	Sanctioned as proposed u/s 31/(1)
3.	EP78	Rule No. 101.1.1	Rule No. 101.1.1x) is newly added as :- 101.1.1x) Eco-resorts shall be permissible only when the building materials used for construction are eco-friendly in nature and in no way, under any circumstances, cause any damage to the environment. Minimum plot size shall be 1 Ha.	A New Rule is proposed to be included as Rule No. 101.1.1x) is newly added as :- 101.1.1x) Eco-resorts shall be permissible only when the building materials used for construction are eco-friendly in nature and in no way, under any circumstances, cause any damage to the environment. Minimum plot size shall be 1 Ha	Sanctioned as proposed u/s 31/(1)
4.	EP79	FSI=Base FSI 0.3 + Premium FSI 0.15 + TDR FSI 0.15=0.6	FSI is replaced as follows : Base FSI 0.5 + Premium FSI 0.15 + TDR FSI 0.1 = 0.75 shall be the maximum permissible FSI	Rule No. 94.1 FSI is proposed to be as follows: Base FSI 0.5 + Premium FSI 0.15 = 0.65 shall be the maximum permissible FSI * For Entire Notified Area of Chikhaldara, all regulations related to TDR are to be deleted.	FSI is as follows : Base FSI 0.5+Premium FSI 0.25=0.75 shall be the maximum permissible FSI for Residential Zone and Commercial Zone(CI) in Chikhaldara Municipal Council area.

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
					* For Entire Notified Area of Chikhaldara, all regulations related to TDR are to be deleted.
5.	EP 80	Rule No. 96.0-FSI 0.3	In Rule No. 96.0 following is replaced : FSI shall be 0.5 and no base FSI or TDR is considered for this zone.	In Rule No. 96.0 following is proposed to be replaced :- Public semi-public zone 1 & 2 are proposed to be merged together as Public-semi-public Zone with permissible FSI as 0.5.	Sanctioned as proposed u/s 31(1)
6.	EP 81	Rule No. 101.3	<p>Rule No. 101.3 is newly added as follows :- 101.3 BUFFER ZONE PLANTATION AND VEGETATION ZONE G3 Principal use shall be predominantly plantation and vegetation.</p> <p>Uses permissible-</p> <p>i. Development of View Point.</p> <p>ii. Kiosks having packaged drinking water, eatables and first aid facilities etc. having area not more than 9.00 sq.mt.</p> <p>iii. Parking Garbage bins and Toilet facilities like 'Sulabh Sauchalay' for tourists.</p> <p>iv. Plantation, Floriculture, Horticulture.</p> <p>v. Landscaping, Beautification using natural materials, Benches, Weather Sheds, artificial ponds.</p> <p>vi. Adventure Sports and other such facilities. Storage for equipment (if any) of area not exceeding 15 Sq.mt., may be permitted.</p> <p>vii. Activities related to Rope Climbing Valley Crossing, Rappelling, Horse Riding, All Terrain Vehicle Riding etc.</p> <p>viii. Promenade, walkways etc.</p> <p>ix. Water Channelization</p>	<p>A New Rule is proposed to be included as 101.3 BUFFER ZONE/ PLANTATION AND VEGETATION ZONE G3 Principal use shall be predominantly plantation and vegetation.</p> <p>Uses permissible -</p> <p>i. Development of View Point.</p> <p>ii. Kiosks having packaged drinking water eatables and first aid facilities etc. having area not more than 9.00 sq.mt.</p> <p>iii. Parking Garbage bins and Toilet facilities like 'Sulbh Sauchalay' for tourists.</p> <p>iv. Plantation, Floriculture, Horticulture.</p> <p>v. Landscaping, Beautification using natural materials, Benches, Weather Sheds, Artificial ponds.</p> <p>vi. Adventure Sports and other such facilities. Storage for equipment (if any) of area not exceeding 15 Sq.mt., may be permitted.</p> <p>vii. Activities related to Rope Climbing, Valley Crossing, Rappelling, Horse Riding, All Terrain Vehicle Riding etc.</p> <p>viii. Promenade, walkways etc.</p> <p>xi. Water Channelization.</p>	Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
			x. Safety measure like railing, pavement, weather sheds <i>etc.</i>	x. Safety measure like railing, pavement, weather sheds <i>etc.</i>	
			xi. Other recreational activities related to tourism that can be carried-out in open.	xi. Other recreational activities related to tourism that can be carried-out in open.	
7.	EP82	Rule No. 101.4	Newly added as :-101.4 WATER FRONT ZONE G4 101.4 Uses permissible-	A New Rule is proposed to be included as :-101.4 WATER FRONT ZONE G4 101.4 Uses permissible-	Sanctioned as proposed u/s 31(1).
			i. Development of View Points.	i. Development of View Points.	
			ii. Kiosks having packaged drinking water, eatables and first aid facilities <i>etc.</i> having area not more than 9.00 Sq. m.	ii. Kiosks having packaged drinking water, eatables and first aid facilities <i>etc.</i> having area not more than 9.00 Sq. m.	
			iii. Parking, Garbage bins.	iii. Parking, Garbage bins.	
			iv. Plantation, Floriculture Horticulture	iv. Plantation, Floriculture, Horticulture	
			v. Land scping, Beautification using natural materials, Benches, Weather Sheds, Artificial ponds	v. Landscping, Beautification using natural materials, Benches, Weather Sheds, Artificial ponds	
			vi. WBM roads/pathways/ Rides for Safari	vi. WBM roads/pathways/Rides for Safari	
			vii. Adventure Sports and other such facilities Storage for equipment (if any) of area not exceeding 15 Sq.m. may be permitted.	vii. Adventure Sports and other such facilities Storage for equipment (if any) of area not exceeding 15 Sq.m., may be permitted.	
			viii. Activities related to Rope Climbing, Valley Crossing, Rappelling, Horse Riding, All Terrain Vehicle Riding <i>etc.</i>	viii. Activities related to Rope Climbing, Valley Crossing, Rappelling, Horse Riding, All Terrain Vehicle Riding <i>etc.</i>	
			ix. Promenade, walkways <i>etc.</i>	ix. Promenade, walkways <i>etc.</i>	
			x. Water Channelization	x. Water Channelization	
			xi. Safety measures like railing, pavement, weather sheds <i>etc.</i>	xi. Safety measures like railing, pavement, weather sheds <i>etc.</i>	
8.	EP83	Rule No. 103.0 (a) Table 6.1	R2 proposed to be replaced by R 1	It is proposed that Table No. 6.1 shall be applicable to R 1 Zone since for R2 Zone area minimum plot sizes required 500 sq. m.	Sanctioned as proposed u/s 31 (1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
9.	EP 84	Rule No. 103.0 (a) Table 2 Column No. 5 Normal FSI permissible on net plot area 0.15	Rule No. 103.0 (a) Table 1 Column No. 5 Normal FSI permissible on net plot area 0.15 :--FSI is replaced by 0.5 from Sr. No. 1 to 4 in this column	Rule No. 103.0 (a) Table 6.2 Column No. 5 Normal FSI permissible on net plot area 0.15 :--FSI is replaced by 0.5	Sanctioned as proposed u/s 31(1)
10.	EP 85	Appendix III minimum plot sizes for various uses/ activities in row No. (i) Minimum area 81 and minimum width of plot 4.5 m. (ii) Minimum area 144 and upto 200. Minimum width of plot 9 m. (iii) 200 and above with minimum width 12 m.	Appendix III minimum plot sizes for various uses/ activities in row No (i) is replaced as follows :— (i) Minimum area 81, 30 and minimum width of plot 4.5 m., 3.5 m. (ii) Minimum area 144 and upto 200. Minimum width of plot 9 m. (iii) 200-250 and above with minimum width 12 m., 10 m. 251 and above with minimum width 12 m.	Appendix III minimum plot sizes for various uses/ activities in row No (i) is proposed to be replaced as follows :— (i) minimum area 81 is proposed to be replaced by 30 and minimum width of plot 4.5 M. is proposed to be replaced by 3.5 M. (ii) Minimum area 144 and upto 200. Minimum width of plot 9 m. (iii) 200-250 and above with minimum width 12 m. is proposed to be replaced by 10 m. 251 and above is proposed to be with minimum width 12 m.	Sanctioned as proposed u/s 31(1)
11.	EP 86	Appendix XVIII Special provision for installation of water heating system,	Appendix XVIII is newly added as :—Appendix XV Special provision for installation of water heating system,	Appendix XVIII is Proposed to be newly added as :—Appendix XV Special provision for installation of water heating system	Sanctioned as published u/s 26
12.	EP 87	Appendix XIX Provision for installation of Rain Water Harvesting Structures (RWHS)	Appendix XIX is newly added as follows :—Provision for installation of Rain Water Harvesting Structures (RWHS)	Appendix XIX is proposed to be newly added as follows :— Provision for installation of Rain Water Harvesting Structures (RWHS)	Sanctioned as proposed u/s 31(1)
13.	EP 88	In chapter 14 of DP Report	Following is added as :—14.10 MAJOR TOURIST ATTRAC-TIONS : Gondola, walking street, Sky Walk & others * It is necessary to provide various magnets to attract the tourists therefore following major attractions are proposed. * Gondola :—At Bhimkund point, 1.5 km length of Gondola is proposed crossing around 300 mt. deep vally. The 3 station Gondola will be from Malviya point to Bhimkund point to Energy point.	Following is proposed to be added as :—14.10 MAJOR TOURIST ATTRACTIONS : Gondola, walking street, Sky Walk & others * It is necessary to provide various magnets to attract the tourists therefore following major attractions are proposed. * Gondola :—At Bhimkund point, 1.5 km length of Gondola is proposed crossing around 300 mt. deep vally. The 3 station Gondola will be from Malviya point to Bhimkund point to Energy point.	Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
			<p>* Walking Street-The main commercial street of Chikhaldara is to be kept as walking plaza for a length of 0.4 km. Parking place in such case to be proposed within the area of existing ST Depot for using their land as pay and park site.</p>	<p>* Walking Street-The main commercial street of Chikhaldara is to be kept as walking plaza for a length of 0.4 km. Parking place in such case is to be proposed in the R. No. 104 instead of Existing S.T. Depot R. No. 104 is proposed to be redesignated as "Fair Ground & Pay & Park."</p>	
			<p>* Sky Walk-from Damodar Vally to Goraghat point within the CMC limit, a deep vally view can be seen. Hence a sky-walk of 0.5 km. length approx is proposed at this location</p>	<p>* Sky Walk-from Damodar Vally to Goraghat point within the CMC limit, a deep vally view can be seen. Hence a sky-walk of 0.5 km. length approx is proposed at this location.</p>	
			<p>* MTDC or appropriate authority or private party as decided by Government (with terms and conditions) shall be the appropriate development authority for Gondola ropeway & Sky-walk</p>	<p>* MTDC or appropriate authority or private party as decided by Government (with terms and conditions) shall be the appropriate development authority for Gondola ropeway & Sky-walk</p>	
			<p>* Pathways and steps have been proposed wherever necessary for pedestrian specially to negotiate steep roads.</p>	<p>* Guest-house for CIDCO is kept in Municipal area near prospect point. Also alongwith the Guest house a CIDCO Chikhaldara Club is also clubbed together. Also one additional Chikhaldara Club is proposed at Motha near water body so as to equally distribute in entire notified area.</p>	
			<p>* Reservation for Tourist facility Centre including Economy lodge is proposed at the entry of the project area (Pravesh Chowk) MTDC shall be the appropriate development authority for this reservation.</p>	<p>* In the water front Zone promenade shall also permissible along with other activities as mentioned in the DCPR.</p>	
			<p>* Guest house for CIDCO is kept in Municipal area near prospect point. Also alongwith the Guest house a CIDCO Chikhaldara Club is also clubbed together. Also one additional Chikhaldara Club is proposed at Motha near water body so as to equally distribute in entire notified area.</p>	<p>* Also it is proposed develop Ghats near the water body as mentioned in DDP also as per requirment other locations near the water body shall be developed.</p>	

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
			<p>* In the water front Zone promenade shall also permissible along with other activities as mentioned in the DCPR.</p> <p>* Also it is proposed develop Ghats near the water body as mentioned in DDP also as per requirment other locations near the water body shall also be developed.</p> <p>* A 9 m. wide access road/walk ways are proposed to access the water body. Also the area sandwiched between 9m. wide road (E-W) and water body is proposed as Restricted area so as to avoid the water pollution.</p> <p>* A boat club reservations is kept near the water body for availing boating facilities, restaurant, shops <i>etc.</i></p> <p>* A Mall road is proposed near shakkar lake around which Commercial space is also provided for hawkers <i>etc.</i></p> <p>* A suspension bridge for pedestrian is also proposed as one of the tourist attaraction in village Motha which proposed to cross the water body.</p>	<p>* A boat club reservations is kept near the water body for availing boating facilities, restaurant, shops <i>etc.</i></p> <p>* A Mall road is proposed near the Shakkar lake around which Commercial space is also provided for hawkers <i>etc.</i></p> <p>* A suspension bridge for pedestrian is also proposed as one of the tourist attraction in village Motha which proposed to cross the water body.</p> <p>* And Following is proposed to be deleted.</p> <p>* Pathways and steps have been proposed wherever necessary for pedestrian specially to negotiate steep roads.</p> <p>* A 9m. wide access road/walk ways are proposed to access the water body. Also the area sandwiched between 9m. wide road (E-W) and water body is proposed as Restricted area so as to avoid the water pollution.</p> <p>* Reservation for Tourist facility centre including Economy lodge is proposed at the entry of the project area (Pravesh Chowk) MTDC shall be the appropriate development authority for this reservation.</p>	

सदरची सूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in/ कायदे व नियम या संकेतस्थळावर उपलब्ध केलेली आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

म. मो. पाटील,
अवर सचिव.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १३७.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, dated 28-02-2019

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966

No. TPS-2818-1065-C.R.86-UD-30-2018.—

Whereas, State Government *vide* its Notification No. TPS-2806-13-C.R.9-2006-UD-30, dated 09 January 2008 has appointed City and Industrial Development Corporation (hereinafter referred to as “ the said SPA”) u/s 40(I) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as “ the said Act”) for the Chikhaldara Notified Area consisting of the area of Chikhaldara Municipal Council and adjacent area in the periphery comprising of four village *viz.* Mauza Shahapur, Mauza Aladoh Mauza Lavada and Mauza Motha ;

And whereas, CIDCO *vide* its Resolution No. 10132, date 14-07-2009 declared its intention u/s 23(I) of the said Act, to prepare the Draft Development Plan of Chikhaldara Notified Area and notice of such declaration was published in Maharashtra Government Gazette, Part I-A, Aurangabad Division, Supplement date 05-11-2009 ;

And whereas, the said SPA after carrying out a survey of the entire land within its jurisdiction, as required u/s 25 of the said Act, prepared a Draft Development Plan and resolved to published the said plan *vide* Board of Directors of CIDCO’s Resolution No. 10990, date 30-09-2013 and published a notice u/s 26(I) of the said Act to the effect at Page 235 to 237 in *Official Gazette*, Part I, Amravati Division, Supplement date 03-10-2013, for inviting objections & suggestions in respect of the published Draft Development Plan ;

And whereas, in accordance with the provisions of sub Section (I) of Section 30 of the said Act, the said Planning Authority has submitted the said Development Plan to the Government for sanction *vide* letter No. 366/2015, date 13-02-2015 ;

And whereas, the Government of Maharashtra has sanctioned a part of the said Draft Development Plan *vide* Notification No. TPS-2815-C.R.205-13-UD-30, dated 10 February 2016, excluding substantial modifications, *viz.* EP-1 to EP-88 (hereinafter referred to as “ the said EP’s”) for inviting sugesstion and/or objections from the general public *vide* Notice No. TPS-2815-CR-205(B)-13-UD-30, date 10-02-2016, which has appeared in Maharashtra Government Gazette, Amravati Division Supplement dated 27th October to 2nd November, 2016 on pages No. 07 to 28 and the Joint Director of Town Planning, Amravati Division, Amravati was appointed as an “ Officer ” to hear suggestion/objections if any and submit his report to the Government (hereinafter referred to as “ said Officer ”) ;

And whereas, Government issued corrigendum *vide* Notice TPS-2815-CR-205(B)-2015-UD30, date 08 September 2017 regarding the notice of substantial modifications which was appeared in Maharashtra Government Gazette, Amravati Division Supplement date 27th September to 4th October 2017 on pages No. 06 to 07 ;

And whereas, the said Officer after giving hearing in respect of the suggestions and/or objections received from the general public, regarding the said Excluded Part No. EP-1 to EP-88 has submitted his report to the Government *vide* letter No. 257, date 01 March 2018 ;

Now, therefore, in exercise of the powers conferred on it by the sub-section (I) of Section 31 of the said Act and all other powers enabling it in that behalf, and after consulting the Director of Town Planning, Maharashtra State the Government of Maharashtra hereby sanction the said Excluded Parts *viz.* E.P. Nos. 1 to 3, 5 to 7 and 9 to 88 as specified in the Schedule of Modification annexed hereto except for the Excluded Parts *viz.* EP Nos. 4, 8 & 5(B) (I) which are republished *vide* separate notice (hereinafter referred to as “ said REP’s) ;

The Final Development Plan in respect of the said Excluded Parts of the Chikhaldara Notified Area *viz.* E.P. Nos. 1 to 3, 5 to 7 and 9 to 88 shall come into force after one month from the date of publication of this notification in the *Official Gazette*.

A Copy of the Plan showing the aforesaid Excluded Part as sanctioned by the State Government shall be kept open for inspection by the general public, during working hours for a period of one year in the office of the Chief Officer, Chikhaldara Municipal Council, Distt. Amravati on all working days.

SCHEDULE

Schedule of substantial Modifications sanctioned by Government u/s 31(I)

Development Plan of Chikhaldara (Notified Area), Dist. Amravati

Sr. No.	E.P. No.	Survey No./ Gut No./ Location	Proposal as per Plan Published under Section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Proposal as per Plan submitted to State Governments for sanction under Section 30 of the Maharashtra Regional and Town Planning Act 1966.	Modifications of Substantial Nature Proposed by the State Government under Section 31(I) of the Maharashtra Regional & Town Planning Act 1966	Sanctioned Modifications Substantial Nature of the State Government under Section 31 of the Regional & Town Planning Act 1966
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	EP-1	220(p), 132(p) Motha	21 mt, Wide Road, PU User, R.No. 35-Degree College	21 mt, wide road is realigned along gut boundary, PU is added to other Gut No. 225 (p), 232(p) and Degree College is deleted from Gut No. 132(p) as for 'Sipna' College Gut No.8(p), 17(p) and 59(p) of Aladoh are partially modified from Residential to public semi-public zone.	(A) 21 mtr. wide road is Proposed to be realigned along gut boundary as shown on plan. (B) Area of Gut No. 223(part), 225(part) and 232(part) are proposed to be added in Public Utility Zone (PU). (c) R.No. 35 Degree College is proposed to be deleted and land so released is proposed to be included in Residential zone, as shown on plan. (D) Land bearing Gut No. 8(p), 17(p) and 7(p) of Village Aladoh is proposed to be included in PSP zone for Sipna College as shown on plan.	Sanctioned as proposed u/s 31(1)
2.	EP-2	98 Shahapur	Water body	Residential zone is deleted and converted into Green Zone in continuation	Residential zone and water body situated between Buffer zone along Goal Marg and Proposed 18m wide road in S.No. 98 of village Shahapur is proposed to be deleted and land so release is proposed to be included in Green zone in continuation, as shown on plan.	Sanctioned as proposed u/s 31(1)
3.	EP-3	132(p) Shahapur	R.No. 68 Secondary School, R.No.69 Play Ground	Since the residential area ends at this survey No. both reservations are shifted to 30 m. wide Goal marg within the same survey number.	R.No. 68 Secondary school and R.No. 69 Play Ground and proposed to be shifted to the Goal marg within the same survey number and area so released is proposed to be included in green zone, as shown on plan.	Sanctioned as Peoposed u/s 31(1)
4.	EP-4	Aladoh, Shahapur Motha	45m wide road	Alignment of 45m wide road is deleted from S.No. 52 Aladoh to S.No. 27 of Aladoh-to-alignment in Shahapur to S.No. 23 of village Motha and accordingly zoning is changed. Aladoh S.No.52 to Green, 54 to Residential S.Nos. 26, 27, 30, 31, 32, 33,	(A) Alignment and width of 45m wide DP road is proposed to be modified as below. (1) Road width is proposed to be reduced from 45m to 18m and the area so released is included in adjoining zones as shown on plan.	Sanctioned as Peoposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
				34, 35, 23, 36, 3, 13, to Residential. Shahapur S.No. 71 to Buffer zone, S.No. 50, 45 to Buffer zone, S.No.35 Residential, S.No. 46, 47, 138, 132, 137, 133, 130, 127, 117, 118, 102, 114, 116 to Green zone, Motha S.No.3, 23, 24 to Green Zone.	(2) Alignment of the said road between Gut No. 27(p) to 52(p) of village Aladoh is proposed to be shifted towards south with 18m width and the area so released is proposed to be included in adjoining zone as shown on plan. (3) Width of existing road between S.No. 20(p) and 27(p) of village Aladoh is proposed to be widened to 18m as whown on plan. (4) Alignment of 45m wide road is deleted from S.No. 27(p) of Village Aladoh to S.No. 23(p) of village Aladoh and land so released is proposed to be included in adjoining zones as shown on plan. (5) Width of existing road between S.No. 20 to S.No. 23 of village Aladoh is proposed to be widened to 18m as shown on plan. (6) 18m wide road is proposed between S. No. 52 of Village Aladoh to S. No. 66 of Village Motha with width as 18m as shown on plan. (B) Alignment and width of Goal Marg is proposed to be modified as below. (2) Alignment of Goal Marg is modified between S. No. 43(p) to 52(p) of Village Aladoh and land so released is proposed to be included in adjoining zones as shown on plan. (3) Alignment of Goal Marg from Gut No. 52(p) of Village Aladoh to S. No. 66 (p) of Village Motha is deleted and land so released is proposed to be included in adjoining zones as shown on plan. (4) Alignment of Goal Marg in S. No. 66(p) of Village Motha is modified with its width 18m as shown on plan.	(5) Width of existing road between S.No. 20(p) to S.No. 25(p) of village Aladoh is widened to 30m as per Ep-34 as shown on plan. Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
5	EP 6	18(p), 19(p), 18m wide road. 53(p), 54(p) Lavada		18m wide road realigned along Gut boundary wherever possible.	Alignment of 18m wide road is proposed to be shifted along Gut boundary and land so released is proposed to be included in adjoin zone as shown on plan.	Sanctioned as proposed u/s 31(1)
6	EP 7	Chikhal-dara	Green Zone	The said area is sandwiched between two hostel users and hence suitable for expansion of hostel. Accordingly it is shown in Residential Zone from green zone to permits hostel expansion.	Land to the west of existing hostel is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed u/s 31(1)
7	EP 9	Chikhal-dara	R. No. 142 Smashan Bhumi	Reservation is shifted to Sheet No. 1, Plot No. 11 & area under earlier reservation converted to public utility.	Reservation No. 142 is proposed to be shifted to Sheet No. 1, Plot No. 11 and the area under earlier Reservation is proposed to be re-designated as Public Utility Zone as shown on plan.	Sanctioned as proposed u/s 31(1)
8	EP 10	Chikhal-dara	18m wide road	Road width is increased from 18m to 24m. Road width from hotel Harshwardhan to exit point from notified area at Church, Mariyampur.	Road width is proposed to be increased from 18m to 24m for the road from hotel Harshwardhan to exit point of notified area i.e. upto Church, Mariyampur as shown on plan.	Sanctioned as proposed u/s 31(1)
9	EP 11	57(p), 58(p), 18m wide road Lavada		The hotel Resort Zone is deleted therefore in this area so 18m wide road is deleted and converted into Green Zone.	18 Mtr. wide road from S. No. 57(p) is proposed to be deleted and land so released is proposed to be included in Green Zone. Also 18 Mtr. wide Road from S. No. 58(p) is proposed to be deleted and land so released is proposed to be included in Hotel Resort Zone, as shown on plan.	Sanctioned as proposed u/s 31(1)
10	EP 12	52(p), 53(p), Hotel resort 54(p), 55(p), Zone. 63 (p) Lavada		Reduction of Hotel resort Zone and converted into Green Zone.	Hotel/Resort Zone as proposed in the Draft Development Plan published u/s 26 of the MRTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for development of this land shall be CIDCO/Land owner. However if the development is to be carried out by the land owner then it shall be subject to payment of premium/Infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	Sanctioned as proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
11	EP 13	58(p), 59(p), Agro Tourism 62(p) Lavada		To maintain the continuity of one pocket of Hotel Resort Zone, Agro Tourism Zone converted into Hotel Resort Zone.	Land bearing S. No. 58(p), 59(p), 62(p) situated to the south-west of Hotel Resort Zone is proposed to be included in Hotel Resort Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
12	EP 14	Village Lavada, Motha, Shahapur	Different Zones	50m wide Buffer Zone strip is proposed along 30m wide Goal Marg.	50m wide (Avg. width) Buffer Zone strip is proposed to be shown along Goal Marg at different stretched as shown on plan.	Sanctioned as proposed u/s 31(1).
13	EP 15	23(p), 62(p), Agro Tourism Lavada		To maintain the continuity of Eco Tourism Zone, Agro Tourism Zone is converted in Eco Tourism Zone.	Land bearing S. No. 23(p), 62(p) of Village Lavada, Agro Tourism Zone is proposed to be deleted and land so released is proposed to be included in Eco Tourism to maintain continuity of said Zone.	Sanctioned as proposed u/s 31(1).
14	EP 16	38(p) Lavada	R. No. 93, PSTP	N.A. permission is granted prior to appointment of CIDCO therefore this reservation is deleted and area under this Reservation is converted into Residential Zone, R. N. 93 is shifted to S. No. 38, 7, 39A.	R.N. 93 PSTP is proposed to be shifted to S. No. 38(p) & 39A(p) and land so released is proposed to be included in Residential Zone, as shown on plan.	Sanctioned as proposed u/s 31(1)
15	EP 17	38(p) Lavada	R. No. 92, Comm. Centre.	N.A. permission is granted prior to appointment of CIDCO therefore this reservation is deleted and area under this reservation is converted into Residential Zone.	Reservation No. 92 is proposed to be deleted and area so released is proposed to be included in Residential Zone, as shown on plan.	Sanctioned as proposed u/s 31(1).
16	EP 18	36(p), 37(p), Spiritual Institute 38(p). Lavada	Zone.	N. A. permission is granted prior to appointment of CIDCO therefore spiritual Institution Zone is deleted and area under this Zone is converted into Residential Zone.	Spiritual Institution Zone is proposed to be deleted and area so released is proposed to be included in Residential Zone, as shown on plan.	Sanctioned as proposed u/s 31(1).
17	EP 19	51(p), 52(p), 18m wide road 23(p), 37(p), 38(p) Lavada		The 18m wide road from goathan and from PS to pocket of Hotel Resort will tackle the requirement of this area hence the link between these two is deleted and area under this road is converted into adjacent Zone from which the road was run.	The 18m wide road passing through S. No. 37(p), 38(p), 23(p), 51/A(P) and 52(p) (till Hotel Resort Zone) is proposed to be deleted and the land so released is proposed to be included in Adjacent Zone as shown on plan.	Sanctioned as proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
18	EP 20	Lavada, Shahapur, Motha Aladoh.	Spiritual Institute Zone, Residential School Zone.	To create more flexibility in terms of locational development the areas of Spiritual Institute, Health Village, Residential School previously earmarked separately are converted in to Single Zone wherein all these three activities shall be permissible. Colours of these Zones are converted into colour of Health Village Zone.	The areas of Spiritual Institute, Health Village and Residential School are proposed to be merged into Public Semi-public Zone, as shown on plan wherein all these three activities shall be permissible. Further Public-Semi-Public Zone 1 & 2 are proposed to be merged together as Public-Semi-Public Zone with permissible FSI as 0.5.	Sanctioned as proposed u/s 31(1).
19	EP 21	8(p), 9(p), Lavada	R. No. 86 Commercial Centre	N. A. permission is granted prior to appointment of CIDCO therefore this Reservation is deleted and area under this Zone is converted into Residential Zone. R. No. 86 is shifted to S. No. 1 due to which area of Hospital is reduced.	Reservation No. 86 Commercial Centre along with parking is proposed to be shifted to S. No. 1(p) and area so released is proposed to be included in Residential Zone, as shown on plan.	Sanctioned as proposed u/s 30(1).
20	EP 22	29(p), 43(p) Aladoh	Hotel Resort Zone	Hotel Resort Zone is converted into Buffer Zone around water body.	Hotel Resort Zone around water body is proposed to be Converted into Buffer Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
21	EP 23	56(p), 57(p), 58(p), 43(p), 44(p), 45(p), 54(p) Aladoh	Hotel Resort Zone.	Hotel Resort Zone is converted into Buffer Zone.	Land bearing S. No. 54(p), 56(p), 57(p), 58(p), 43(p), 44(p), 45(p) of Village Aladoh is proposed to be deleted from Hotel Resort Zone and the land so released except S. No. 58(p), is proposed to be included in Buffer Zone and the land so released from Gut No. 58(p) is proposed to be included in Ecotourism Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
22	EP 24	22(p) Aladoh	Ecotourism Zone.	N. A. permission is granted prior to appointment of CIDCO therefore this Zone is converted into Residential Zone.	Land bearing S. No. 23(p) is proposed to be deleted from Ecotourism Zone and the land so released is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
23	EP 25	53(p) Aladoh	Hotel Resort Zone.	Hotel/Resort Zone is converted into Residential Zone. It ranges within 500m from gaathan.	Land Bearing S. No. 26(p), 27(p), 28(p), 30(p), 53(p), 54(p), 55(p), 56(p), 44(p), 45(p) from Village Aladoh is proposed to be deleted from Hotel Resort Zone and the land so released is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
24	EP 26	68(p), 254(p), 255(p), 263(p), 274(p), Motha	Hotel Resort Zone.	Hotel/Resort Zone is converted into Green Zone.	Hotel Resort Zone as proposed in the Draft Development Plan Published u/s 26 of the MRTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for development of this land shall be CIDCO/Land owner. However, if the development is to be carried out by the land owner then it shall be subject to payment of premium/ Infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	Sanctioned as proposed u/s 31(1).
25	EP 27	289(p), 291(p), 292(p), 293(p), 294(p), 295(p), Motha	Hotel Resort Zone.	Hotel Resort Zone is converted into Buffer Zone.	Hotel Resort Zone as proposed in the Draft Development plan published u/s 26 of the MRTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for development of this land shall be CIDCO/Land owner. However, if the development is to be carried out by the land owner then it shall be subject to payment of premium/Infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	Sanctioned as proposed u/s 31(1).
26	EP 28	260(p), 261(p), 262A(p), Motha	Hotel Resort Zone	Hotel Resort Zone is converted into Buffer Zone.	Hotel Resort Zone as proposed in the Draft Development Plan published u/s 26 of the MRTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for development of this land shall be CIDCO/Land owner. However, if the development is to be carried out by the land owner then it shall be subject to payment of premium/Infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	Sanctioned as proposed u/s 31(1).
27	EP 29	288(p), 288A(p), 289(p), 291(p), 292(p), 293(p), 294(p), 295(p)	Hotel Resort Zone.	Hotel Resort Zone is converted into Green Zone.	Hotel Resort Zone as proposed in the Draft Development Plan published u/s 26 of the MRTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for development of this land shall be CIDCO/Land owner. However if	Sanctioned as proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
		Motha			the development is to be carried out by the land owner then it shall be subject to payment of premium/Infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	
28	EP 30	219(p), 217(p) Motha	Hotel Resort Zone.	Hotel Resort Zone is converted into Buffer Zone.	The part area of Gut No. 219(p), 217(p) of Hotel Resort Zone is proposed to be deleted and land so released is proposed to be included in partly Buffer and partly in Green Zone as shown on plan.	Sanctioned as proposed u/s 31 (1).
29	EP 31 Motha	21(p)9, 217(p), 216(p) Motha	R.No. 8- Hospital, R.No. 10- Comm. Centre	R.No.10 Comm. Centre is shifted to R.No. 8 Hospital and land under R.No.10 is converted into Green zone. R.No.8 Hospital is deleted.	R.No. 8 Hospital is proposed to be redesignated as Commercial centre as R.No. 10 The Original R.No. 10 Comm. Centre is proposed to be deleted and land so released is proposed to be included in Residential Zone, as shown on plan.	Sanctioned as proposed u/s 31(1)
30	EP 32	Entire Notified area	Raliway Track	Raliway Track is proposed to be deleted.	for tourism attraction Railway track is proposed to be retained within proposed 18mtr. wide Goal Marg Road as shown on plan.	Sanctioned as proposed u/s 31(1)
31	EP 33	216(p)	Tourist Facility Centre R. No. 02	Additional name as Tourist Guest House/ Economy lodges is added.	“Reservatioin No. 02 Tourist Facility Centre” is proposed to be deleted and land so released is proposed to be included in Hotel Resort zone as shown plan.	Sanctioned as proposed u/s 31(1)
32	EP 34	from village Motha, Aladoh, Chikaldara MC, Shahapur	18m wide MSH- No. 305	Since it is a MSH width of road is increased from 18m to 30m.	Width of Sh No. 305 proposed to be increased from 18 M to 30 M as shown on plan.	Sanctioned as proposed u/s 31(1)
33	EP 35	216 (p), 217(p), 214(p), 215(p) Motha	Boundary of Action area 01	Action area boundary is reduced and restricted to S.No. 215, 214, 216.	R.No. 02 Tourist Facility Centre is proposed to be deleted and Railway Station reservation is proposed to be retained, therefore the Action area boundary is proposed to be changed as shown on plan.	Sanctione as proposed u/s 31(1)
34	EP 36	213 (p) Motha	Hotel resort zone, Residential zone	Hotel resort and Residential zone is converted into Green zone. It ranges beyond 500 m from gaothan.	The lands falling Hotel resort Zone and Residential zone are proposed to be deleted and land so released is proposed to be included in Green Zone, as shown on plan.	Sanction as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
35	EP 37	211 (p) Motha	Hotel/Resort zone.	Hotel/ resort zone is converted into Green zone. It ranges beyond 500m from gaothan.	Hotel/ Resort Zone is proposed to be deleted and land so released is proposed to be included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1)
36	EP 38	181 (p) Motha	R.No. 32, PG R.No. 25- ESR/GSR R.No. 26 ESS	Reservation is shifted to S.No. 135 Motha and R.No. 25 ESR/GSR, R.No. 26 shifted in place of PG whereas rest of the area under PG is converted into Green zone.	(1) Reservation No. 32 PG is proposed to be shifted in S.No. 135(p) of village Motha as shown on plan. (2) R.No. 25 ESR/GSR and R.No. 26 ESS are proposed to be shown at the original location (part) of R.No. 32, PG <i>i.e.</i> in S.No. 181(p) as shown on plan. (3) The remaining land under original R. No. 32-PG and the lands under R.No. 24-Commercial Centre, R.No. 25 ESR/GSR and R.No. 26 ESS are proposed to be included in Green zone, as shown on plan.	Sanctioned as proposed u/s 31(1)
37	EP 39	Land situated between, Goal Marg, and 18m wide proposed DP road <i>i.e.</i> starting from S.No.147(p) to 211 (p) of village Motha.	Hotel/ Resort zone	The Hotel resort zone sandwiched between Goal marg and 45m wide road (now it is modified as 30m wide road) is converted into Buffer zone.	Land situated between Goal Marg and 18m (modified road width from 45 m to 18 m) wide proposed DP road <i>i.e.</i> starting from S.No. 147(p) to S.No.211(p) of village Motha is proposed to be deleted from Hotel Resort Zone and included in Buffer zone as shown on plan.	Sanctioned as proposed u/s 31(1)
38	EP 40	192(p) Motha	Eco-tourism	R.No. 143 Helipad is newly proposed.	R.No. 150 Helipad is to be newly proposed as shown on plan.	Sanctioned as proposed u/s 31(1)
39	EP 41	174(p), 180(p), 181(p), 136(p), 182(p), 183(p), 184(p) Motha.	Residential zone	Residential zone is converted into Green zone.	Lands bearing S.No. 136(p), 174(p), 180(p), 181(p), 182(p), 183(p), 184(p) are proposed to be deleted from Residential zone and lands so released are proposed to be included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
40	EP 42	167(p), 176(p) Motha	R.No.30 Comm. Centre, R.No. 31 ESS	Reservations are deleted and areas under these reservations are converted into Green Zone.	R.No. 30- Commercial Centre and R.No. 31 ESS are proposed to be deleted and area so released is proposed to be included in Hotel Resort Zone as show on plan.	Sanctioned as proposed u/s 31(1)
41	EP 43	167(p), 176(p) Motha	Hotel/ Resort zone	Hotel/ Resort zone is converted into green zone. It ranges beyond 500m from gaothan.	Hotel Resort/ Zone as proposed in the Draft Development Plan published u/s 26 of the MRTTP Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for development of this land shall be CIDCO/Land owner. However, if the development is to be carried out by the land owner then it shall be subject to payment of premium/ Infrastructure Development Cost charges (IDC) as may be decided by the CIDCO.	Sanctioned as proposed u/s 31(1)
42	EP 44	35(p), 41(p), 42(p), 43(p), 45(p) Motha	R.No. 56 Comm. Centre, R.No.55 Community Centre, R.No. 54 Town Hall, R.No. 53 Library R.No. 52 Fire Station.	R.No. 56 Comm. centre shifted to S.No. 42 near rotary in place of earlier reservation No. 52, 53, 54, 55, R.No. 55 Community Centre shifted to S.No. 43 & 45, R.No. 54 Town Hall shifted to S.No. 43 & 42 R.No. 53 Library shifted to S.No. 43 & 45 R.No. 52 Fire Station shifted to S.No. 43 & 45 in place of Public semi-public zone.	The R.No. 52, 53, 54, 55, 56 are rearranged as proposed u/s 30 of the MRTTP Act, 1966 as shown on plan and the land under original reservations are proposed to be shown in Commercial centre and Buffer Zone and Hotel Resort Zone as shown on plan.	Sanctioned as proposed u/s 31(1)
43	EP 45	1(p), 2(p), 3(p), 24(p), 25(p), Motha	Hotel/ Resort zone	Hotel/Resort zone is converted into green zone.	Hotel Resort Zone as proposed in the Draft Development plan. published u/s 26 of the MRTTP Act, 1966 is proposed to be retained as shown on plan and the appro- priate authority for development of this land shall be CIDCO/ Land owner. However if the development is to be carried out by the land owner then it shall be subject to payment of premium/ infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	Sanctioned as proposed u/s 31(1)
44	EP 46	Shahapur	Water front zone	Water front zone is converted into Green zone.	Water front zone is proposed to be deleted and land so released is included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
45	EP 47	105(p), 109(p) Shahapur	Residential zone	Residential zone is converted into Hotel/ Resort zone.	Land bearing S.No. 105(p) of Village Shahapur is proposed to be included partly in Hotel Resort zone & partly Green zone. S.No. 109(p) is proposed to be included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1)
46	EP 48	104 (p), 110 (p), 111(p), 112(p), 114(p), Shahapur	Residential Zone.	NA permission is granted prior to appointment of CIDCO hence Residential zone is converted public semi-public zone.	Land bearing S.No. 104(p), 110(p), 111(p), 112(p) of village Shahapur is proposed to be included in Public Semi Public Zone as shown on plan.	Sanctioned as proposed u/s 31(1)
47	EP 49	114(p) 116 (p), 148(p), 153 (p), 152 (p), 150 (p), 149 (p), 147 (p), 118 (p), 119 (p), 146 (p), 127 (p), 132 (p), 138 (p), 142 (p), 143 (p), 139 (p), 140 (p), 45 (p), 46 (p), 47 (p), 130 (p), 131 (p), 133 (p), 135 (p), 136 (p), 137 (p), 134 (p), Shahapur.	Hotel/ Resort zone	Hotel/ Resort zone is converted into Green zone.	Hotel Resort Zone as proposed in the Draft Development Plan published u/s 26 of the MRTPT Act, 1966 is proposed to be retained as shown on plan and the appropriate authotiry for development of this land shall be CIDCO/Land owner, However, if the development is to be carried out by the land owner then it shall be subject to payment of premium. Infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	Sanctioned as proposed u/s 31(1)
48	EP 50	101 (p), 102(p) Shahapur	R. No. 62, Comm. Centre	Reservatioin is deleted and converted into Green Zone since the residential Zone in this area is deleted.	Reservation No. 62 Comm. Centre is proposed to be deleted and land so released is proposed to be included partly in Green Zone and partly in Buffer Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
49	EP 51	100(p), 119(p) Shahapur	R. No. 63 Dispensary R. No. 64 ESS	Reservations are deleted and shifted to S. No. 66, 88, 87 in the earlier Zone of Public Semi-public And the areas under deleted reservations are converted into Green Zone.	Reservations No. 63 Dispensary & R. No. 64 ESS are proposed to be shifted to S. No. 66, 88, 87 and the area so released is proposed to be included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
50	EP 52	126(p) Shahapur	R. No. 65 Comm. Centre, R. No. 66 ESR/GSR	Reservations are deleted since Residential area in this area is deleted.	Reservations No. 65 Comm. Centre, R. No. 66 ESR/GSR are proposed to be deleted and area so released is proposed to be included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
51	EP 53	114(p), 102(p), 101(p), 117(p), 100(p), 119(p), 97(p), 96(p), 126(p), 95(p), 123(p), 125(p), 127(p), 128(p), 124(p), 130(p), 132(p) Shahapur	Residential Zone	Residential area sandwiched between 45m wide road and goal marg is converted into Green Zone.	Residential area sandwiched between 45m wide (now proposed as 18 Mtr. wide) Road and goal marg (now proposed as 18 Mtr. wide) i.e. Land bearing S. No. 114(p), 102(p), 101(p), 117(p), 100(p), 119(p), 97(p), 96(p), 126(p), 95(p), 123(p), 125(p), 127(p), 128(p), 124(p), 130(p), 132(p) etc. are proposed to be deleted from Residential Zone and land so released is proposed to be included partly in Green Zone and partly in Buffer Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
52	EP 54	130(p) Shahapur	R. No. 67 Comm. Center	Reservations are deleted since Residential area in this area is deleted.	Reservation No. 67 Commercial centre is proposed to be deleted and area so released is proposed to be included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
53	EP 55	35(p) Shahapur	R. No. 70 Comm. Centre R. No. 71 ESS	Reservations are deleted since the road is deleted and both these reservations are shifted to S. No. 35, 36, 37, 42 of Village Shahapur.	Reservation No. 70 Comm. Centre, R. No. 71 ESS are proposed to be shifted to S. No. 35(p), 36(p), 37(p), 42(p) of Village Shahapur and land so released is proposed to be included in Green Zone as shown on plan.	Reservation No. 70 Comm. Centre, R. No. 71 ESS are proposed to be shifted to S. No. 35(p), 36(p), 37(p), 42(p), of Village Shahapur and land so released is proposed to be included in Residential Zone as shown on plan.
54	EP 56	3(p), 7(p) Aladoh	Hotel / Resort Zone	Hotel/Resort Zone is converted into Residential Zone since it falls within the range of 500m from Gaathan.	Land bearing S. No. 3(p), 7(p) is proposed to be deleted from Hotel Resort Zone and land so released is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
55	EP 57	1(p), 11(p), 10(p), 60(p) Aladoh	Hotel/Resort Zone	Hotel/Resort Zone is converted into Residential Zone since it falls within the range of 500m from Gaathan.	Land bearing S. No. 1(p), 10(p), 11(p), 60(p) are proposed to be deleted from Hotel Resort Zone and land so released is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
56	EP 58	86(p), 87(p), Shahapur	Public Semi- public and Adventure Tourism Zone	N. A. permission is granted prior to appointment of CIDCO hence the area under Public semi-public and Adventure Tourism Zone is converted into Residential Zone. Also adjacent S. No. 86 is adjacent to Gaothan hence converted into Residential Zone.	Lands bearing Survey No. 86(p) and 87(p) are proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
57	EP 59	8(p), 9(p), 10(p), 14, 15, 12(p), 16(p) Shahapur	Hotel/Resort Zone	Hotel/Resort Zone is converted into Green Zone.	Hotel Resort Zone as proposed in the Draft Development Plan published u/s 26 of the MRTPT Act, 1966 is proposed to be retained as shown on plan and the appropriate authority for development of this land shall be CIDCO /Land owner. However, if the development is to be carried out by the land owner then it shall be subject to payment of premium/Infrastructure Development Cost charges (IDC) as may be decided by CIDCO.	Sanctioned as proposed u/s 31(1).
58	EP 60	89, 87(p) Shahapur	Hotel/Resort Zone and Adventure Tourism Zone	N.A. permission is granted prior to appointment of CODCO hence the area under Hotel/Resort Zone and Adventure Tourism Zone is converted into Residential Zone.	The area under Hotel Resort Zone and Adventure Tourism Zone of S. No. 89 & 87(p) is proposed to be included in Residential Zone as shown in plan.	Sanctioned as proposed u/s 31(1).
59	EP 61	80(p), 81(p), 83(p), 85(p), 92(p), 90(p), 87(p), 77(p), 79(p), 74(p) Shahapur	Adventure Tourism Zone	Adventure Tourism Zone is converted into Green Zone.	The Lands are proposed to be deleted from Adventure Tourism Zone and are proposed to be included in Green Zone as shown in plan.	Sanctioned as proposed u/s 31(1).
60	EP 62	65(p) Shahapur	Bus Stop	Bus Stop is newly added at Village Shahapur.	'R. No. 151-Bus Stop' is proposed to be newly added at S. No. 65(p) Village Shahapur, as shown on plan.	Sanctioned as proposed u/s 31(1).
61	EP 63	14(p), 15(p), Aladoh	Bus Stop	Public Semi-public area is deleted and converted into Bus Stop.	R. No. 152 Bus Stop is proposed to be newly added, at S. No. 14(p), 15(p) of Village Aladoh as shown on plan.	Sanctioned as Proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
62	EP 64	124(p), 125(p) Motha	Bus Stop	Bus Stop is newly added at Village Motha in place of Agriculture Zone.	R. No. 153 Bus Stop is proposed to be newly added at S. No. 124(p), 125(p) at Village Motha as shown on plan.	Sanctioned as proposed u/s 31(1).
63	EP 65	114(p) Shahapur	R. No. 60 Comm. Centre, R. No. 61 ESS	Reservations are deleted since the road is deleted and residential area is also deleted.	Reservations are proposed to be deleted and land so released is proposed to be included in Green Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
64	EP 66	52(p) Aladoh	Hotel/Resort Zone.	Hotel/Resort Zone is deleted and area is reserved as Boat Club R. No. 156 for booking of boat, restaurant, shops etc. is newly proposed.	New R. No. 156- Boat Club is to be proposed at S. No. 52(p) of Village Aladoh subject to prior permission of the Competent Authority as shown on plan.	Sanctioned as proposed u/s 31(1).
65	EP 67	Chikhal-dara	Plantation Zone	Looking into the location the area under Plantation Zone is deleted and R. No. 154, 155 are newly proposed as commercial space. Space for hawkers etc. near the Shakkar lake and Devi point.	New R. No. 154 & 155 are to be proposed as "Commercial Space for Hawkers", as shown on plan.	Sanctioned as proposed u/s 31(1).
66	EP 68	27(p), 23(p), Hotel Resort, 24(p), 3(p), Motha 107(p), 113(p), 114(p), 116(p), 147(p), 149(p), 129(p), 130(p), 131(p), 132(p), 133(p), 137(p), 138(p), 139(p), 45(p), 46(p), 47(p), 69(p), 70(p), 71(p) Shahapur 2(p), 10(p) Aladoh	Plantation, Residential Zone.	An access road to water body is newly proposed as walk way for tourist. At S. No. 45, 50, 54, 71 S. No. 132, 133, 114, 113, 107 Shahapur and S. No. 3, 24 the new road is kept maintain at previous 45m wide road.	The walkways are proposed to be deleted and land so released is proposed to be included in Adjacent Zone as shown on plan.	Sanctioned as proposed u/s 31(1).

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
67	EP 69	102(p), 148(p), 149(p), 150(p), 152(p) Shahapur	Hotel Resort, Residential Zone and Public Semi- public Zone.	An access road to water body is newly proposed as walkway for tourist.	The walkways are proposed to be deleted and lands so released are proposed to be included in Adjacent Zone as shown on Plan.	Sanctioned as proposed u/s 31(1).
68	EP 70	130(p), 131(p), 133(p), 135(p). 136(p) Shahapur	Hotel Resort, Residential Zone	An access road to water body is newly proposed as walkway for tourist.	The walkways are proposed to be deleted and lands so released are proposed to be included in Adjacent Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
69	EP 71	27(p), 43(p) Motha	Hotel Resort Zone	Hotel/Resort Zone is converted into newly proposed reservations as R. No. 158 Chikhaldara Club.	New R. No. 158-Chikhaldara Club is to be proposed at S. No. 27(p), 43(p) as shown on plan.	Sanctioned as proposed u/s 31(1).
70	EP 72	23(p), 24(p), 47(p), 3(p), 43(p) Motha	Hotel Resort Zone	An access road to water body is newly proposed as walkway for tourist.	The walkways are proposed to be deleted and land so released are proposed to be included in Adjacent Zone as shown on plan.	Sanctioned as proposed u/s 31(1).
71	EP 73	231(p) Motha	Residential Zone	Residential Zone is converted into R. No. 159. Commercial Centre.	New R. No. 159, Commercial Centre is proposed in S. No. 231(p), of Village Motha as shown on plan.	Sanctioned as proposed u/s 31(1).
72	EP 74	Sh. 5, 3 Chikhaldara Municipal Council			New Reservation of "Botanical Garden" is proposed to be on Site No. 14 of earlier sanctioned DP of Chikhaldara with Municipal Council Chikhaldara as Appropriate Authority as shown on plan.	Sanctioned as proposed u/s 31(1).
73	EP 75	Hotel Resort Zone	Hotel Resort Zone	Hotel Resort Zone	The Appropriate Authority for development of Hotel Resort Zone shall be CIDCO or land owner. However, if the develop- ment is to be carried out by the land owner then it shall be subject to payment of premium/ Infrastructure Development Cost charges (IDC) as may be decided by the CIDCO.	Sanctioned as proposed u/s 31(1).

SCHEDULE

**Schedule of Substantial Modifications in D.P. Report and Development Control Regulations Sanctioned by
Government u/s 31(I) Development Plan of Chikhaldara (Notified Area), District Amravati**

Sr. No.	E. P. No.	Proposal as per Plan published under section 26 of the Maharashtra Regional & Town Planning Act, 1966	Proposal as per Plan submitted to State Governments for sanction under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modification of Substantial Nature proposed by the State Government under Section 31(I) of the Regional & Town Planning Act, 1966	Sanctioned Modifi- cation of Substantial Nature of the State Government under Section 31 of the Regional & Town Planning Act, 1966
(1)	(2)	(3)	(4)	(5)	(6)
1	EP 76	Rule No. 95.2.1	Rule No. 95.2.1 X) is newly added :- No Water supply/Solid Waste/Wet Waste/Waste Water disposal system, sewerage system shall be provided by CIDCO. Installation & maintenance of such infrastructure including water treatment plant, Sewage Treatment Plant/ Package Treatment Plant, etc. shall be the sole responsibility of owner/ developer at own cost. It shall be mandatory on part of owner of such properties to take due precautions for installation, maintenance of water supply and the entire sanitary system so that no damage whatsoever is caused to the environment of nuisance to/in the neighbourhood entire cost towards the same shall be borne solely by the owner/ developer of such projects like hotel/ resort/ motel/ lodges & likewise. The waste disposal system mentioned herein shall be eco-friendly in nature & upto the satisfaction of Engineering Department of CIDCO. NOC from CIDCO shall be necessary for the same before putting the said services into operation.	A New Rule is proposed to be included as Rule No. 95.2.1x) is newly added:- No Water supply/ Solid Waste/Wet Waste/ Waste Water disposal system, Sewerage system, shall be provided by CIDCO. Installation & maintenance of such infrastructure including water treatment plant, Sewage Treatment Plant/ Package Treatment Plant, etc. shall be the sole, responsibility of owner/developer at own cost. It shall be mandatory on part of owner of such properties to take due precautions for installation, maintenance of water supply and the entire sanitary system so that no damage whatsoever is caused to the environment or nuisance to in the neighbourhood. Entire cost towards the same shall be borne solely by the owner/developer of such projects like hotel/ resort/ motel/ lodges & likewise. The waste disposal system mentioned herein shall be eco-friendly in nature & upto the satisfaction of Engineering Department of CIDCO. NOC from CIDCO shall be necessary for the same before putting the said services into operation.	Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
2.	EP77	Rule No. 100.2	Rule No. 100.2 Note is newly added as:- Rule No. 100.2 Note Activities like windmills and solar farms fall under the category of Non-conventional Energy Resources; which also attracts tourists. Use of non-conventional energy is a national mission and promotion and tourism is the requirement of Chikhaldara. In view of the same, installation of windmills and solar farms shall be permissible in any zone subject to aproval of competent Government authority. Provided that the entire area effected and required (whichever is more) also, for such installations, the entire area required & affected shall have to be in the ownership & possession of the owner. NOC of CIDCO shall be mandatory prior to such installation.	A New Rule is proposed to be included as Rule No. 100.2 Note is newly added as:- Rule No. 100.2 Note Activities like windmills and solar farms fall under the category of Non-conventional Energy Resources; which also attracts tourist Use of non-conventional energy is a national mission and promotion of tourism is the requirement of Chikhaldara. In view of the same, installation of windmills and solar farms shall be permissible in any zone subject to approval of competent Government authority. Provided that the entire area affected and required (whichever is more) also, for such insatllation the entire area required & affected shall have to be in the ownership & possession of the owner. NOC of CIDCO shall be mandatory prior to such installation.	Sanctioned as proposed u/s 31/(1)
3.	EP78	Rule No. 101.1.1	Rule No. 101.1.1x) is newly added as :- 101.1.1x) Eco-resorts shall be permissible only when the building materials used for construction are eco-friendly in nature and in to no way, under any circumstances, cause any damage to the environment. Minimum plot size shall be 1 Ha.	A New Rule is proposed to be included as Rule No. 101.1.1x) is newly added as :- 101.1.1x) Ecoi-resorts shall be permissible only when the building materials used for construction are eco-friendly in nature an in no way, under any circumstances, cause any damage to the environment. Minimum plot size shall be 1 Ha.	Sanctioned as proposed u/s 31/(1)
4.	EP79	FSI =Base FSI 0.3 + Premium FSI 0.15 + TDR FSI 0.15=0.6	FSI is replaced as follows : Base FSI 0.5 + Premium FSI 0.15 + TDR FSI 0.1 = 0.75 shall be the maximum permissible FSI	Rule No. 94.1 FSI is proposed to be as follows: Base FSI 0.5 + Premium FSI 0.15 = 0.65 shall be the maximum permissible FSI * For Entire Notified Area of Chikhaldara, all regulations related to TDR are to be deleted.	FSI is as follows : Base FSI 0.5+Premium FSI 0.25=0.75 shall be the maximum permissible FSI for Residential Zone and Commercial Zone(CI) in Chikhaldara Municipal Council area.

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
					* For Entire Notified Area of Chikhaldara, all regulations related to TDR are deleted.
5.	EP 80	Rule No. 96.0-FSI 0.3	In Rule No. 96.0 following is replaced : FSI shall be 0.5 and no base FSI or TDR is considered for this zone.	In Rule No. 96.0 following is proposed to be replaced :- Public semi-public zone 1 & 2 are proposed to be merged together as Public semi-public Zone with permissible FSI as 0.5.	Sanctioned as proposed u/s 31(1)
6.	EP 81	Rule No. 101.3	<p>Rule No. 101.3 is newly added as follows :- 101.3 BUFFER ZONE PLANTATION AND VEGETATION ZONE G3 Principal use shall be predominantly plantation and vegetation.</p> <p>Uses permissible-</p> <p>i. Development of View Point.</p> <p>ii. Kiosks having packaged drinking water, eatables and first aid facilities etc. having area not more than 9.00 sq.mt.</p> <p>iii. Parking Garbage bins and toilet facilities like 'Sulabh Sauchalay' for tourists.</p> <p>iv. Plantation, Floriculture, Horticulture.</p> <p>v. Landscaping, Beautification using natural materials, Benches, Weather Sheds, artificial ponds.</p> <p>vi. Adventure Sports and other such facilities storage for equipment (if any) of area not exceeding 15 Sq.mt., may be permitted.</p> <p>vii. Activities related to Rope Climbing, Valley Crossing, Rappelling, Horse Riding, All Terrain Vehicle Riding etc.</p> <p>viii. Promenade, walkways etc.</p> <p>ix. Water Channelization</p> <p>x. Safely measure like railing, pavement, weather sheds etc.</p>	<p>A New Rule is proposed to be included as 101.3 BUFFER ZONE/ PLANTATION AND VEGETATION ZONE G3 Principal use shall be predominantly plantation and vegetation.</p> <p>Uses permissible -</p> <p>i. Development of View Point.</p> <p>ii. Kiosks having packaged drinking water eatables and first aid facilities etc. having area not more than 9.00 sq.mt</p> <p>iii. Parking Garbage bins and toilet facilities like 'Sulbh Sauchalay' for tourists.</p> <p>iv. Plantation, Floriculture, Horticulture.</p> <p>v. Landscaping, Beautification using natural materials, Benches, Weather Sheds, Artificial ponds.</p> <p>vi. Adventure Sports and other such facilities. Storage for equipment (if any) of area not exceeding 15 Sq.mt., may be permitted.</p> <p>vii. Activities related to Rope Climbing, Valley Crossing, Rappelling, Horse Riding, All Terrain Vehicle Riding etc.</p> <p>viii. Promenade, walkways etc.</p> <p>ix. Water Channelization.</p> <p>x. Safely measure like railing, pavement, weather sheds etc.</p>	Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
			xi. Other recreational activities related to tourism that can be carried-out in open.	xi. Other recreational activities related to tourism that can be carried-out in open.	
7.	EP82	Rule No. 101.4	Newly added as :-101.4 WATER FRONT ZONE G4 101.41 Uses Permissible- i. Development of View Points. ii. Kiosks having packaged drinking water, eatables and first aid facilities etc. having area not more than 9.00 Sq. m. iii. Parking, Garbage bins. iv. Plantation, Floriculture Horticulture v. Landscping, Beautification using natural materials, Benches, Weather Sheds, Artificial ponds vi. WBM roads/pathways/Rides for Safari vii. Adventure Sports and other such facilities Storage for equipment (if any) of area not exceeding 15 Sq.m. may be permitted. viii. Activities related to Rope Climbing Valley Crossing, Rappelling, Horse Riding, All Terrain Vehicle Riding etc. ix. Promenade, walkways etc. x. Water Channelization xi. Safety measures like railing, pavement, weather sheds etc.	A New Rule is proposed to be included as :-101.4 WATER FRONT ZONE G4 101.41 Uses oermissible- i. Development of View Points. ii. Kiosks having packaged drinking water, eatables and first aid facilities etc. having area not more than 9.00 Sq. m. iii. Parking, Garbage bins. iv. Plantation, Floriculture, Horticulture v. Landscping, Beautification using natural materials, Benches, Weather Sheds, Artificial ponds vi. WBM roads/pathways/Rides for Safari vii. Adventure Sports and other such facilities Storage for equipment (if any) of area not exceeding 15 Sq.m., may be permitted. viii. Activities related to Rope Climbing Valley Crossing, Rappelling Horse Riding, All Terrain Vehicle Riding etc. ix. Promenade, walkways etc. x. Water Channelization xi. Safety measures like railing, pavement, weather sheds etc.	Sanctioned as proposed u/s 31(1)
8.	EP83	Rule No. 103.0 (a) Table 6.1	R2 proposed to be replaced by R 1	It is proposed that Table No. 6.1 shall be applicable to R 1 Zone since for R2 Zone area minimum plot sizes required 500 sq. m.	Sanctioned as proposed u/s 31 (1)
9.	EP84	Rule No. 103.0 (a) Table 2 Column No. 5 Normal FSI permissible on net plot area 0.15.	Rule No. 103.0 (a) Table 1 Column No. 5 Normal FSI permissible on net plot area 0.15 :-FSI is replaced by 0.5 from Sr. No. 1 to 4 in this column.	Rule No. 103.0 (a) Table 6.2 Column No. 5 Normal FSI permissible on net plot area 0.15 :-FSI is proposed to be replaced by 0.5.	Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
10.	EP 85	Appendix III minimum plot sizes for various uses/ activities in row no. i) (i) Minimum area 81. and minimum width of plot 4.5 m. (ii) Minimum area 144 and upto 200. Minimum width of plot 9 m. (iii) 200 and above with minimum width 12 m.	Appendix III minimum plot sizes for various uses/ activities in row no i) is replaced as follows :— (i) Minimum area 81, 30 and minimum width of plot 4.5 m., 3.5 m. (ii) Minimum area 144 and upto 200. Minimum width of plot 9m. (iii) 200-250 and above with minimum width 12 m., 10 m. 251 and above with minimum width 12 m.	Appendix III minimum plot sizes for various uses/ activities in row no i) is replaced as follows :— (i) minimum area 81 is proposed to be replaced by 30 and minimum width of plot 4.5 M. is proposed to be replaced by 3.5 M. (ii) Minimum area 144 and upto 200. Minimum width of plot 9 m. (iii) 200-250 and above with minimum width 12 m. is proposed to be replaced by 10 m. 251 and above is proposed to be with minimum width 12 m.	Sanctioned as proposed u/s 31(1)
11.	EP 86	Appendix XVIII Special provision for installation of water heating system,	Appendix XVIII is newly added as :—Appendix XV) Special provision for installation of water heating system,	Appendix XVIII is Proposed to be newly added as :—Appendix XV) Special provision for installation of water heating system	Sanctioned as published u/s 26
12.	EP 87	Appendix XIX Provision for installation of Rain Water Harvesting Structures (RWHS)	Appendix XIX is newly added as follows :—Provision for installation of Rain Water Harvesting Structures (RWHS)	Appendix XIX is proposed to be newly added as follows :— Provision for installation of Rain Water Harvesting Structures (RWHS)	Sanctioned as proposed u/s 31(1)
13.	EP 88	In chapter 14 of DP Report	Following is added as :—14.10 MAJOR TOURIST ATTRAC-TIONS : Gondola, walking street, Sky Walk & others * It is necessary to provide various magnets to attract the tourists therefore following major attractions are proposed. * Gondola :-At Bhimkund point, 1.5 km length of Gondola is proposed crossing around 300 mt. deep vally. The 3 station Gondola will be from Malviya point to Bhimkund point to Energy point. * Walking Street-The main commercial street of Chikhaldara is to be kept as walking plaza for a length of 0.4 km. Parking place	Following is proposed to be added as :—14.10 MAJOR TOURIST ATTRACTIONS : Gondola, walking street, Sky Walk & others * It is necessary to provide various magnets to attract the tourists therefore following major attractions are proposed. * Gondola :-At Bhimkund point, 1.5 km length of Gondola proposed is crossing around 300 mt. deep vally. The 3 station Gondola will be from Malviya point to Bhimkund point to Energy point. * Walking Street-The main commercial street of Chikhaldara is to be kept as walking plaza for a length of 0.4 km. Parking place	Sanctioned as proposed u/s 31(1)

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
			in such case to be proposed within the area of existing ST Depot for using their land as pay and park site.	in such case is to be proposed in the R. No. 104 instead of Existing S.T. Depot R. No. 104 is proposed to be redesignated as—"Fair Ground & Pay & Park."	
			* Sky Walk—from Damodar Valle to Goraghat point within the CMC limit, a deep valle view can be seen. Hence sky-walk of 0.5 km.length approx is proposed at this location	* Sky Walk—from Damodar Valle to Goraghat point within the CMC limit, a deep valle view can be seen. Hence a sky-walk of 0.5 km. length approx is proposed at this location.	
			* MTDC or appropriate authority or private party as decided by Government (with terms and conditions) shall be the appropriate development authority for Gondola ropeway & Sky-walk	* MTDC or appropriate authority or private party as decided by Government (with terms and conditions) shall be the appropriate development authority for Gondola ropeway & Sky-walk	
			* Pathways and steps have been proposed wherever necessary for pedestrian specially to negotiate steep roads.	* Guest-house for CIDCO is kept in Municipal area near prospect point. Also alongwith the Guest house a CIDCO Chikhaldara Club is also clubbed together. Also one additional Chikhaldara Club is proposed at Motha near water body so as to equally distribute in entire notified area.	
			* Reservation for Tourist facility Centre including Economy lodge is proposed at the entry of the project area (Pravesh Chowk). MTDC shall be the appropriate development authority for this reservation.	* In the water front Zone promenade shall also permissible along with other activities as mentioned in the DCPR.	
			* Guest house for CIDCO is kept in Municipal area near prospect point. Also alongwith the Guest house a CIDCO Chikhaldara Club is also clubbed together. Also one additional Chikhaldara Club is proposed at Motha near water body so as to equally distribute in entire notified area.	* Also it is proposed develop Ghats near the water body as mentioned in DDP also as per requirment other locations near the water body shall also be developed.	
			* In the water front Zone promenade shall also permissible along with other activities as mentioned in the DCPR.	* A boat club reservations is kept near the water body for availing boating facilities, restaurant, shops etc.	

SCHEDULE—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
			* Also it is proposed develop Ghats near the water body as mentioned in DDP also as per requirment other locations near the water body shall also be developed.	* A Mall road is proposed near the Shakkar lake around which Commercial space is also provided for hawkers <i>etc.</i>	
			* A 9 m. wide access road/walk ways are proposed to access the water body. Also the area sandwiched between 9m. wide road (E-W) and water body is proposed as Restricted area so as to avoid the water pollution.	* A suspension bridge for pedestrian is also proposed as one of the tourist attraction in village Motha which proposed to cross the water body.	
			* A boat club reservations is kept near the water body for availing boating facilities, restaurant, shops <i>etc.</i>	* And Following is proposed to be deleted.	
			* A Mall road is proposed near shakkar lake around which Commercial space is also provided for hawkers <i>etc.</i>	* Pathways and steps have been proposed wherever necessary for pedestrian specially to negotiate steep roads.	
			* A suspension bridge for pedestrian is also proposed as one of the tourist attaraction in village Motha which proposed to cross the water body.	* A 9m. wide access road/walk ways are proposed to access the water body, Also the area sandwiched between 9m. wide road (E-W) and water body is proposed as Restricted area so as to avoid the water pollution.	
				* Reservation for Tourist facility centre including Economy lodge is proposed at the entry of the project area (Pravesh Chowk). MTDC shall be the appropriate development authority for this reservation.	

This notification shall also be published on the Government website www.maharashtra.gov.in. (Acts & Rule).

By order and in the name of Governor of Maharashtra,

M. M. PATIL,
Under Secretary.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १३८.

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २० सप्टेंबर २०१९.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्रमांक टीपीएस-२६१९-११३०-प्र.क्र. ८८-नवि-३०-२०१९.—

ज्याअर्थी, बुलडाणा शहराची सुधारित विकास योजना, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. अधि. क्र. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१ अन्वये, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांची अधिसूचना क्रमांक टीपीएस-वियो-बुलडाणा (सु)-टि.पी.व्ही.-६-८४८६, दिनांक ०३ नोव्हेंबर, १९९० अन्वये मंजूर केली असून ती दिनांक ०१ जानेवारी, १९९१ पासून अमलात आली आहे, (यापुढे “उक्त विकास योजना” असे संबोधले आहे);

आणि ज्याअर्थी, उक्त विकास योजनेमध्ये मौजे. बुलडाणा, ता. व जि. बुलडाणा येथील स.नं. ३७/१ क्षेत्र ०.९६ हे. आर जागा (यापुढे “उक्त जमिन” असे संबोधले आहे) कृषी विभागामध्ये दर्शविली आहे (यापुढे “उक्त विभाग” असे संबोधले आहे);

आणि ज्याअर्थी, बुलडाणा नगर परिषदेने महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम (१९६६ चा महा. अधि. क्र. ३७) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) च्या कलम ३७(१) मध्ये दिलेले वैधानिक पद्धती अनुसरून दिनांक १२ जुलै, २०१९ रोजी सर्वसाधारण सभेत ठराव क्र. १० अन्वये उक्त विकास योजनेतील उक्त जमीन उक्त विभागातून वगळून रहिवास विभागात समाविष्ट करणेबाबतचा फेरबदलाचा प्रस्ताव शासनाच्या मंजूरीसाठी सादर केलेला आहे. (यापुढे “प्रस्तावित फेरबदल” असे संबोधले आहे);

आणि ज्याअर्थी, आवश्यक त्या चौकशी नंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्रस्तावित फेरबदल काही अटीवर मंजूर करावा असे राज्य शासनाचे मत झाले आहे;

आणि ज्याअर्थी, उक्त जमिनीच्या मालकांनी सन २०१८-१९ या वर्षातील बाजारमूल्य दर तक्ता नुसार येणा-या उक्त जमिनीच्या दराच्या ५% दराने येणा-या अधिमूल्य रक्कमेपैकी शासनास देय असलेली अधिमूल्याची ५०% रक्कम रुपये ४०,८००/- नगर रचनाकार, बुलडाणा शाखा, बुलडाणा यांच्या लेखशिर्षमध्ये दिनांक १९ सप्टेंबर, २०१९ रोजीच्या चलनाने जमा केलेली आहे, आणि नियोजन प्राधिकरणास देय असलेली ५०% अधिमूल्याची रक्कम रुपये ४०,८००/- बुलडाणा नगर परिषदेकडे दिनांक १९ सप्टेंबर, २०१९ रोजी जमा केलेली आहे;

आता त्याअर्थी, उक्त अधिनियमाचे कलम ३७ पोट-कलम (२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकाराचा वापर करून उक्त विकास योजनेतील उक्त फेरबदल प्रस्तावास शासन काही अटीवर मंजूरी देत आहे आणि त्यासाठी उपरोक्त दिनांक ०१ जानेवारी, १९९१ ची अधिसूचना सुधारित करण्यात येत आहे.

“विकास योजना मंजूरीच्या अधिसूचनांच्या फेरबदल सुचीतील शेवटच्या नोंदीनंतर पुढील नव्या नोंदीचा समावेश करण्यात येत आहे.”

नोंद

“मौजे. बुलडाणा, ता. व जि. बुलडाणा येथील स.नं. ३७/१ (भाग) क्षेत्र ०.९६ हे. आर जागा कृषी विभागातून वगळून खालील अटीवर रहिवास विभागात समाविष्ट करण्यात येत आहे.”

अट क्र १ :- मंजूरविकास नियंत्रण व प्रोत्साहन नियमावली प्रमाणे खुल्या जागेव्यतिरिक्त आवश्यक ते सुविधा क्षेत्र प्रस्तावित करणे बंधनकारक राहिल.

अट क्र २ :- फेरबदलाखालील क्षेत्रात पायाभूत सुविधा पुरविण्याची जबाबदारी जमीन मालक/ विकासकाची राहिल.

अट क्र ३ :- फेरबदलाखालील जमिनीत तर अभिन्यासात भुखंड पाडून विक्री करणे प्रस्तावित असेल तर अभिन्यासातील मुलभूत सुविधांचा विकास व भुखंड विक्रीसाठी खालीलप्रमाणे बंधन राहतील. मुख्याधिकारी, बुलडाणा नगर परिषद, जि. बुलडाणा यांनी सदर बाबींवर नियंत्रण ठेवावे.

अ	अभिन्यास अंतीमत: मंजूर झाल्यानंतर	एकुण २५% भुखंड विक्री अनुज्ञेय राहिल
ब	सुमारे ४०% मुलभूत सुविधा पूर्ण झाल्यावर	एकुण ५०% भुखंड विक्री अनुज्ञेय राहिल
क	सुमारे ६०% मुलभूत सुविधा पूर्ण झाल्यावर	एकुण ७५% भुखंड विक्री अनुज्ञेय राहिल
ड	सुमारे ८०% मुलभूत सुविधा पूर्ण झाल्यावर	एकुण ९०% भुखंड विक्री अनुज्ञेय राहिल
इ	सुमारे १००% मुलभूत सुविधा पूर्ण झाल्यावर	एकुण १००% भुखंड विक्री अनुज्ञेय राहिल

तसेच जर अभिन्यासात समूह गृहबांधणी योजना विकसित करावयाची असेल तर, मुख्याधिकारी, बुलडाणा नगर परिषद, जि. बुलडाणा यांनी विहित केल्यानुसार सर्व मुलभूत सुविधा विकसित झाल्याशिवाय भोगवटा प्रमाणपत्र देण्यात येणार नाही.

अट क्र ४ :- वरील अटीचे उल्लंघन झाल्यास रेखांकन व अकृषक परवानगी रद्द करण्यास पात्र राहील.

उक्त फेरबदल दर्शविणारा, या भाग नकाशाची प्रत मुख्याधिकारी-बुलडाणा नगर परिषद, जि. बुलडाणा यांच्या कार्यालयात कार्यालयीन वेळेमध्ये नागरिकांच्या अवलोकनार्थ एक महिन्याच्या कालावधीसाठी ठेवण्यात आली आहे.

सदरची अधिसूचना शासनाच्या www.maharashtra.gov.in कायदे/नियम या संकेतस्थळावर प्रसिद्ध करण्यात येईल.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

वीणा मोरे,
अवर सचिव.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १३९.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, date 20th September 2019.

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1996.

No. TPS-2619-1130-CR-88-UD-30-2019 :—

Whereas, the Revised Development Plan of Buldana City, Dist-Buldana has been sanctioned by the Director of Town Planning Maharashtra State, Pune under section 31 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “the said Act”) *vide* Notification No. TPS D.P./Buldana (R)-T.P.V.-6-8486 dated 03rd November, 1990 and has come into force with effect from dated 01st January, 1991 (hereinafter referred to as “the said Development Plan”);

And whereas, in the said Development Plan, land bearing Survey No 37/1 of Mouje Buldana, Tq. & Dist.-Buldana, admeasuring 0.96 H.A (hereinafter referred to as “the said land”) is included in “Agriculture Zone” (hereinafter referred to as “the said zone”);

And whereas, as per the provisions of Section 37(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “the said Act”), the Municipal Council, Buldana *vide* its General Body Resolution No. 10 dated 12th July, 2019 has resolved to make modification in the sanctioned Development Plan of Buldana, so as to delete the said land from the said Zone and to include the same in Residential Zone (hereinafter referred to as “the proposed modification”) and accordingly submitted the proposal to Government for final sanction;

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune the Government is of opinion that the proposed Modification should be sanctioned with certain conditions;

And whereas the land owners of the said lands have deposited Rs. 40,800/- towards the 50% Government share of 5% premium amount as per the rate of said land as prescribed in the Annual Statement of Rates (ASR) for the year 2018-19 in the Government Treasury *vide* chalan dated 19th September, 2019 through the Town Planner, Buldana Branch, Buldana and the remaining 50% of the 5% premium amount of Rs. 40,800/- has been deposited with the Municipal Council, Dist-Buldana *vide* dated 19th September, 2019;

Now, therefore, in exercise of the powers conferred on it under sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby sanctions the proposed Modification in the said Development Plan with certain conditions and for that purpose amends the above said Notification dated the 1st January, 1991 as follows :-

“In the Schedule of Modification appended to the Notification sanctioning the said Development Plan, the following new entry shall be added after the last entry.”

ENTRY

“The land bearing Survey No 31/7 (part) of Mouje Buldana, Tq. & Dist.-Buldana, area admeasuring 0.96 H.A is deleted from the Agriculture Zone and land so released is included in the Residential Zone, subject to following conditions” :-

- Condition No 1 :-* In addition to open space it shall be mandatory to provide necessary amenity space required to be provided as per the sanctioned Development Control and Promotion Regulations.
- Condition No 2 :-* It shall be the responsibility of the Land Owner/Developer to provide basic amenities in respect of the land under modification.
- Condition No 3 :-* If the said land is proposed to be developed by way of plotted layout then sale of plots shall be monitored by the Chief Officer, Buldana Municipal Council in relation to development of civic amenities as per the stages given below.
- | | | |
|-----|--|--|
| i | After final approval of layout | sale of 25% of total plots shall be permissible |
| ii | After completion of 40% of civic Amenities. | Sale of 50% of total plots shall be permissible |
| iii | After completion of 60% of civic Amenities. | Sale of 75% of total plots shall be permissible |
| iv | After completion of 80% civic Amenities. | Sale of 90% of total plot shall be permissible |
| v | After completion of 100% of civic Amenities. | Sale of 100% of total plots shall be permissible |

If Group Housing Scheme is proposed in the layout, then the occupancy certificate shall not be given unless civic amenities specified by the chief Officer, Buldana Municipal Council are fully developed.

- Condition No 4 :-* In case of non-compliance of above conditions. Layout Approval and Non Agricultural permission shall be liable to be cancelled.

A copy of the part plan showing the aforesaid sanctioned modification shall be available in the office of the Chief Officer, Buldana Municipal Council during office hours on all working days for inspection of public for a period of one month.

This Notification shall also be published on the Government website www.maharashtra.gov.in Acts & Rules.

By order and in the name of the Governor of Maharashtra,

VEENA MORE,
Under Secretary.